

## \$89,900 - #111 305 Calahoo Rd, Spruce Grove

MLS® #E4444296

**\$89,900**

3 Bedroom, 1.00 Bathroom, 924 sqft  
Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Welcome to this well maintained 3 bedroom home! Spacious layout & tasteful upgrades! There is a large, bright kitchen w/ space for a dining table. The beautiful kitchen floor is brand new & dishwasher is 2 years old! The living room is big & the cozy carpet was replaced 3 years ago, it has been recently professionally steam cleaned! All bedrooms have large deep closets! One bedroom has new linoleum floor & the other carpet was replaced same time as living room. The primary bedroom w/ 1yr old carpet will easily fit a king bed, & it also has it's own private access to the 4pc bathroom! The tub, surround, plumbing fixture & it's piping were replaced/upgraded 2 years ago. HWT replaced a year ago! Samsung washer & dryer w/ updated laundry connections! Perk: there is a big mudroom ideal for extra storage! New siding & skirting! Furnace replaced in 2020. The yard is perfect for kiddos, pets & gardening! The oversized deck is great for BBQs! Walking distance to public transit, trails, shopping & restaurants!

Built in 1980

### Essential Information

MLS® #	E4444296
Price	\$89,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.00
Year Built	1980
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#111 305 Calahoo Rd
Area	Spruce Grove
Subdivision	Mobile City Estate
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3K7

### Amenities

Parking	2 Outdoor Stalls
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Foundation	Piling
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### Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	Zone 91

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