

# \$234,900 - 40 Voleta Court, Spruce Grove

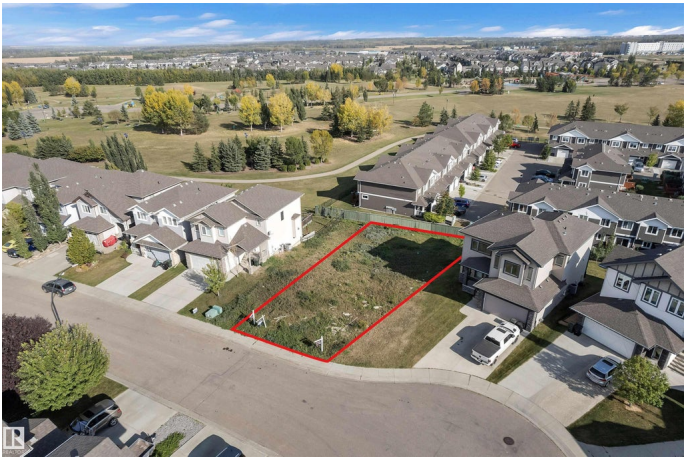
MLS® #E4457760

**\$234,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

**\*\*WALKOUT LOT\*\*SPRUCE VILLAGE\*\*MATURE COMMUNITY\*\*30 POCKET LOT\*\*4473 SQFT\*\***Nestled just steps from the vibrant Jubilee Park, this prime walkout lot offers the perfect setting to bring your dream home to life. Situated in the welcoming and family-friendly community of Spruce Village, youâ€™ll be surrounded by the charm of established neighborhoods and the beauty of nature at your doorstep. Imagine trails leading to peaceful green spaces, scenic ponds, and a park filled with year-round activitiesâ€”spray park in the summer, skating in the winter, frisbee golf, playgrounds, and even a basketball court. Daily conveniences are close at hand, with shops, schools, and groceries within walking distance, plus quick access to major routes for an easy commute. This location combines the warmth of a well-loved community with endless opportunities to enjoy the outdoors. A truly ideal place to build your brand-new home in the heart of Spruce Grove.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457760  |
| Price     | \$234,900 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 40 Voleta Court |
| Area        | Spruce Grove    |
| Subdivision | Spruce Village  |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0J8         |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
|-------------------|------------------------------------------------------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 91              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 10:02am MDT