



**GRASSROOTS**  
REALTY GROUP

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812 20th Street  
Spruce View, Alberta

MLS # A2317004



**\$329,000**

|           |                                                                  |        |                   |
|-----------|------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                             |        |                   |
| Type:     | Residential/Manufactured House                                   |        |                   |
| Style:    | Mobile Home-Double Wide                                          |        |                   |
| Size:     | 1,420 sq.ft.                                                     | Age:   | 1985 (41 yrs old) |
| Beds:     | 2                                                                | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached, RV Access/Parking                        |        |                   |
| Lot Size: | 0.51 Acre                                                        |        |                   |
| Lot Feat: | Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot |        |                   |

**Heating:** Forced Air, Pellet Stove

**Floors:** Laminate

**Roof:** Metal

**Basement:** None

**Exterior:** Mixed

**Foundation:** Piling(s)

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-3

**Utilities:** -

**Inclusions:** N/A

Small-town living at its finest, where neighbours still know your name and community actually means something. Situated on a beautifully treed half-acre lot in the heart of Spruce View, this well-maintained home offers the perfect blend of space, convenience, and small-town charm. From the moment you pull in, you'll appreciate the mature trees, privacy, expansive yard, covered decks, and welcoming feel that make this property feel like home. One of the true highlights here is the community itself. Within walking distance you'll find the K-12 school, grocery store, hardware store, community hall, senior drop-in centre, outdoor skating rink, playground, ball diamond, gas station, fire hall, and more. Whether you're raising a family, looking to slow down and enjoy retirement, or simply want a stronger sense of community, Spruce View offers a lifestyle that's becoming harder to find. The home has been lovingly cared for over the years, including extensive log siding renovations that create a warm, inviting country feel. Inside you'll find a comfortable layout with two bedrooms, two bathrooms, and an addition currently being used as a third bedroom. The spacious living areas are filled with natural light and offer plenty of room for everyday living. Outside, the insulated 24' x 24' garage provides excellent space for vehicles, hobbies, projects, or a workshop, while the large yard offers room for RV parking, toys, gardens, and kids to roam. Located just minutes from Gleniffer Lake and its popular golf resort, 15 minutes to Innisfail, and only 30 minutes to Red Deer, this property offers the peace of country living without sacrificing convenience. If you've been searching for an affordable property in a welcoming community where people still gather for hall events, cheer at the ball diamond, and look out for one another, this may be exactly what you've been waiting for. Welcome home.

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