

\$75,000 - 18 305 Calahoo Road, Spruce Grove

MLS® #E4460284

\$75,000

3 Bedroom, 1.00 Bathroom, 1,548 sqft

Land Lease Community on 0.00 Acres

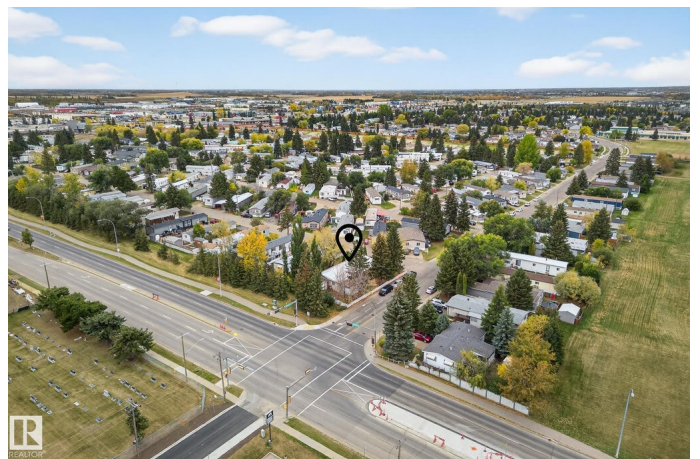
Mobile City Estate, Spruce Grove, AB

Just under 1600 sq.ft of opportunity awaits in Mobile City Estates, Spruce Grove. Complete with three bedrooms, one bathroom and a spacious addition utilized as storage or a future hobby room this property is eager to welcome its new owners and ready for a refresh! The fully fenced corner lot offers enough space for pets or children to play, while the mature trees add character and privacy. In the back, a 12' x 16' shed comes with the property which is perfect to store all the tools and toys or become an extension of the home to be utilized as a workshop! The home offers an updated bathroom, newer furnace, a tin roof and an updated fridge and stove relieving some of the expenses to update the interior! Enjoy convenient access to local schools, grocery stores, retail shops and local transit just a short walk away! Bring this home back to its full potential with some TLC, and enjoy all Spruce Grove has to offer!

Built in 1999

Essential Information

MLS® #	E4460284
Price	\$75,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,548
Acres	0.00
Year Built	1999
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	18 305 Calahoo Road
Area	Spruce Grove
Subdivision	Mobile City Estate
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3K8

Amenities

Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

Additional Information

Date Listed	October 1st, 2025
Days on Market	8
Zoning	Zone 91

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Listing information last updated on October 9th, 2025 at 3:32am MDT