



Date August 7, 2025
Address 76 Ventura St
City Spruce Grove
Agent Shelby Chambers
Brokerage ReMax
Property Type Two-Storey

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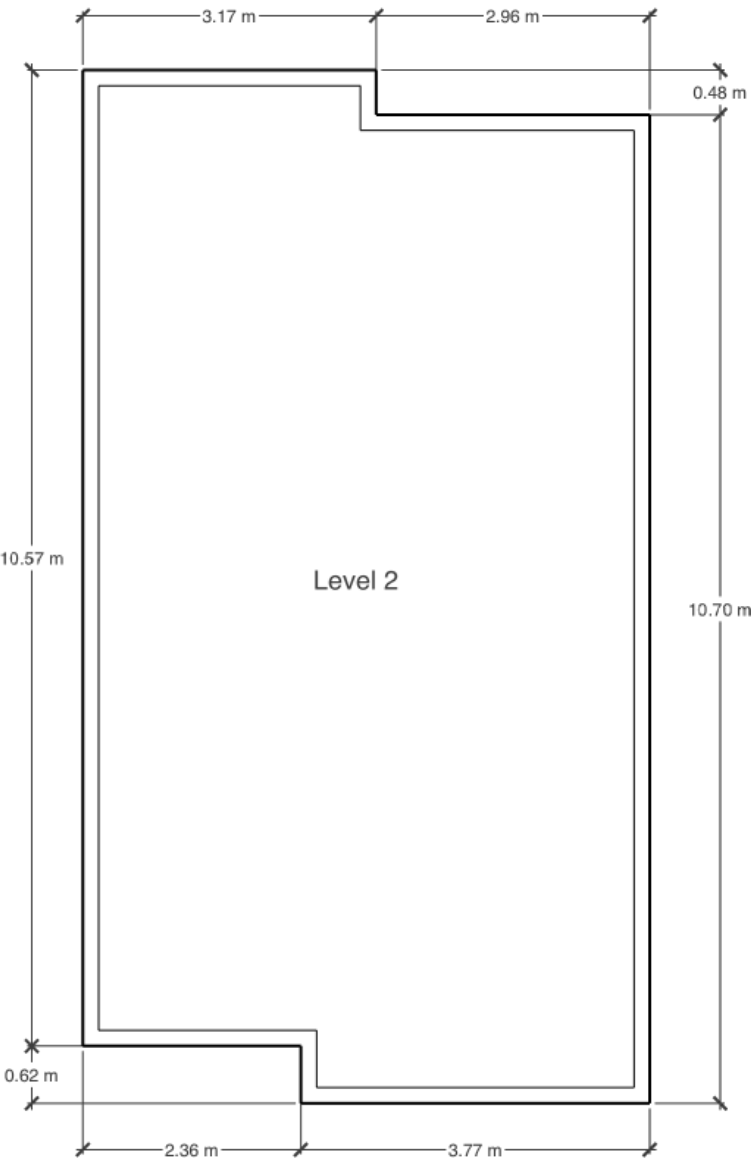
	Square Feet	Square Meters
Level 2		
Above Grade	706.65	65.65
Main Level		
Above Grade	660.15	61.33
Basement		
Below Grade	483.51	44.92
Total		
Above Grade	1366.80	126.98

	Feet	Meters
Level 2		
Primary Bedroom	13 ft, 0 in x 11 ft, 3 in	3.97 m x 3.44 m
Ensuite	6 ft, 11 in x 4 ft, 11 in	2.12 m x 1.51 m
Bedroom 2	11 ft, 0 in x 9 ft, 5 in	3.35 m x 2.86 m
Bedroom 3	12 ft, 5 in x 9 ft, 4 in	3.80 m x 2.86 m
Bathroom	7 ft, 11 in x 4 ft, 11 in	2.40 m x 1.50 m

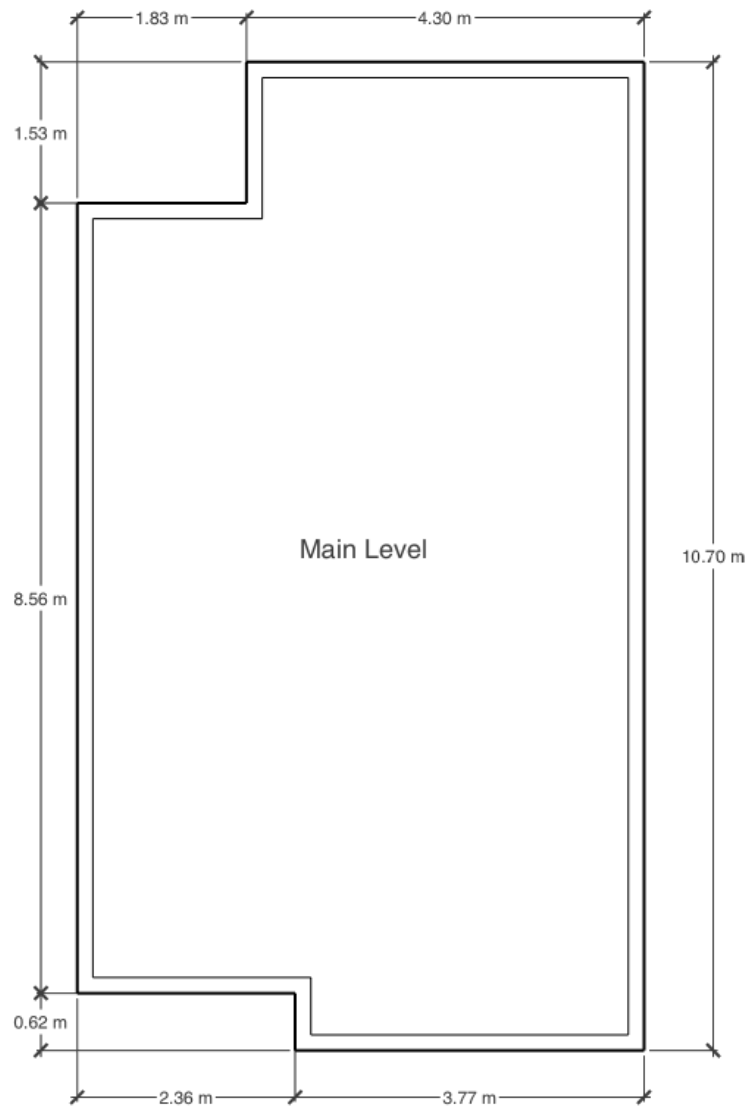
	Feet	Meters
Main Level		
Living Room	15 ft, 5 in x 13 ft, 0 in	4.70 m x 3.97 m
Dining Room	9 ft, 2 in x 11 ft, 7 in	2.80 m x 3.53 m
Kitchen	9 ft, 5 in x 11 ft, 3 in	2.86 m x 3.43 m
Bathroom	4 ft, 8 in x 4 ft, 8 in	1.43 m x 1.42 m

	Feet	Meters
Basement		
Family Room	17 ft, 7 in x 10 ft, 11 in	5.35 m x 3.34 m
Bedroom	14 ft, 8 in x 9 ft, 4 in	4.48 m x 2.85 m
Bathroom	3 ft, 10 in x 8 ft, 1 in	1.18 m x 2.46 m
Utility	9 ft, 9 in x 8 ft, 2 in	2.96 m x 2.49 m

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