



## 87 BROOKWOOD Drive 146 Spruce Grove AB

\$219,900

Exceptional Corner End Unit in desirable Brookwood neighbourhood! This beautifully updated 2-story townhouse offers an unbeatable location in a quiet community. Freshly painted with new flooring, baseboards, and air conditioning, this home is move-in ready. The bright main floor features SW-facing windows, filling the space with natural light. Enjoy an updated kitchen with new sink, a dining room, a 2pc bathroom, and a spacious living area with views of the landscaped backyard and neighbouring playground. Upstairs, you'll find a generous primary bedroom with ample closet space, a shared 4pc bathroom, and two additional bedrooms, perfect for family or guests. The mostly finished basement provides extra space for a family room, den and plenty of storage space. This unit includes one assigned parking space conveniently located just outside the door. Situated within walking distance of schools and sports facility, and easy access to the Yellowhead, 16A and all off Spruce Grove amenities.

Listing Presented By:



Originally Listed by:  
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