



## Spruce Grove Alberta

\$369,000

Explore Spruce Grove! Discover in Broxton Park, opposite a playground, a revamped 2-story dwelling boasting 4 bedrooms (a rarity) on the upper level, set on a corner lot with rear alley access. This snug abode spans 3 levels, featuring on the top floor, 4 sizable bedrooms and a fully modernized 5-piece bathroom boasting twin sinks. The main level offers a roomy kitchen with recent stainless steel appliances (2022), a pleasant dining area leading to a covered rear deck, and a generously lit living space. Additionally, this level presents a fully revamped 3-piece bathroom with a spa-style shower. Downstairs, a family area and a versatile hobby/craft room await, with potential to transform into a 5th bedroom upon installation of a proper egress window. Numerous upgrades adorn this residence, encompassing plumbing and electrical systems, a fresh coat of paint, and a new fence. Completing the picture, a single attached garage and a driveway for 3 vehicles. Seize this move-in-ready gem beckoning a new family! (id:6769)

Family room 7.04 m X 3.99 m

Hobby room 2.53 m X 3.41 m

Laundry room 4.64 m X 3.41 m

Living room 6.18 m X 4.08 m

Dining room 2.71 m X 3.77 m

Kitchen 4.53 m X 3.77 m

Primary Bedroom 3.25 m X 3.92 m

Bedroom 2 3.25 m X 3.44 m

Bedroom 3 3.3 m X 2.44 m

Bedroom 4 3.23 m X 2.47 m

Listing Presented By:



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