



## Spruce Grove Alberta

\$469,900

Charming 2-storey home with attached garage (12Wx23L, 220V, insulated) on an oversized lot in Broxton Park. Well-maintained 1,760 sq ft (plus full basement) home with upgraded vinyl plank flooring, paint and appliances. On the main level: spacious living room with large southwest-facing bow window, dining area, bright white kitchen with stainless-steel appliances and built-in dishwasher, 2-piece powder room and cozy family room with wood-burning fireplace and back yard access. Upstairs: FOUR BEDROOMS and a 4-piece bathroom. The fully finished basement features a large recreation room and laundry room with plenty of storage and counter space. The beautifully landscaped, fenced back yard boasts a storage shed and an extensive patio with built-in brick flower beds and built-in brick fire feature with gas igniter. Perfect central location, steps to Grant Fuhr Arena, Central Park, schools, nature trails and shopping. Must see! (id:6769)

Recreation room 7.32 m X 7.14 m

Laundry room 3.3 m X 4.09 m

Living room 4.31 m X 6.32 m

Dining room 3.96 m X 2.95 m

Kitchen 4.29 m X 3.1 m

Family room 4.09 m X 3.38 m

Primary Bedroom 4.37 m X 3.61 m

Bedroom 2 4.37 m X 2.84 m

Bedroom 3 3.81 m X 2.64 m

Bedroom 4 2.74 m X 2.79 m

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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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