



Spruce Grove Alberta

\$440,000

Welcome home to Brookwood, one of Spruce Grove's finest and most mature neighbourhoods. Walk into a spacious living room next to a bright kitchen anchored by a generous counter and cupboard space, and a yard-facing window sets an easy daily rhythm. The back door opens straight to the east facing yard, making outdoor time simple for young families and your coffee bright with morning sun. Three main-floor bedrooms include a primary suite with a half-bath ensuite. Updates run through the property, from a newer roof to a new fridge alongside a newer stove, microwave, and dryer. Downstairs is fully finished with a maintained, operational sauna and plenty of room for relaxing and recreation. Outside, mature perennials frame a yard with RV parking and hot tub wiring. The 24x26 heated, insulated detached garage features 220-volt power. Ideally situated in a community known for its lasting appeal, this property offers the perfect blend of practicality and comfort. *Some photos have been virtually staged (id:6769)

Family room 11.6m x 7.5m
 Bedroom 4 3.61m x 3.93m
 Living room 4.86m x 4.07m
 Dining room 2.47m x 3.07m

Kitchen 4.18m x 4.13m
 Primary Bedroom 3.25m x 4.13m
 Bedroom 2 2.99m x 3.54m
 Bedroom 3 2.75m x 3.54m

Listing Presented By:



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 Royal LePage Noralta Real Estate



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