



## Spruce Grove Alberta

\$535,000

Some homes get updated - this one was rebuilt from the inside out. Set on a mature street in Broxton Park, this fully transformed bi-level delivers what new builds can't: space, character & craftsmanship finished to a standard that's setting a new bar for the area. The exterior stops traffic - modern farmhouse board & batten, bold black windows & trim, and natural timber entry gable. On the main floor you'll find an open concept layout with brick-facing wood-burning fireplace, LVP throughout, Chef's kitchen with centre island, quartz countertops & stainless appliances, 4pc bath, and 2 bedrooms including a king-sized primary with walk-in closet & 3pc ensuite. The lower level boasts front & rear access and includes a 2nd wood-burning fireplace, large rec room, 2 additional bedrooms, 3pc bath & laundry. New shingles, triple-pane windows, pot lighting, oversized double detached garage, deck, landscaped & fenced yard, walking distance to schools, playgrounds & trails - this is the one you've been waiting for! (id:6769)

Bedroom 3 3.89 m X 5.3 m  
Bedroom 4 2.93 m X 5.74 m  
Living room 5.03 m X 4.26 m  
Dining room 3.91 m X 2.46 m

Kitchen 3.91 m X 3.45 m  
Primary Bedroom 3.71 m X 3.33 m  
Bedroom 2 4.01 m X 3.23 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.ianandchantel.com/>



**REMAX ELITE**

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

Phone: 780-406-4000  
Fax:  
broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.