



## Spruce Grove Alberta

\$399,900

Located in the mature community of Brookwood, Spruce Grove, this 1972 bungalow offers 1,300 sq ft above grade plus a fully finished basement. Featuring 3+1 bedrooms, 2 full bathrooms, a 2-piece primary ensuite. The south-facing living room is filled with natural light from large windows. The kitchen includes oak cabinets, sunshine ceiling, tile flooring, and a breakfast bar. A wood-stove insert warms the main-level family room, while the spacious lower level provides room for a games or play area. Upgrades include shingles, some windows, and hot water on demand. Enjoy a 24' x 30' heated double detached garage, plus a fully fenced backyard with deck, shed, dog run, and direct access to the Heritage Grove Trail System. (id:6769)

Living room 4.74 m X 4.57 m

Primary Bedroom 3.98 m X 3.31 m

Dining room 3.01 m X 3.34 m

Bedroom 2 3.16 m X 2.74 m

Kitchen 3.67 m X 2.17 m

Bedroom 3 3.16 m X 2.7 m

Family room 3.38 m X 5.6 m

Listing Presented By:



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