



Spruce Grove Alberta

\$430,000

Welcome to the mature community of Woodhaven, with many schools & parks within walking distance. This 1975 AIR-CONDITIONED bungalow & oversized, 24Wx28L attached garage is located on a large corner lot that has back-alley access. Over 2300 sf of developed living area including the basement. Main floor: Kitchen has white cabinetry, dining room w/ built in display cabinet, bright living room w/ massive bow window, 4-piece bath & 3 bedrooms including the primary w/ 2-pc ensuite. Note: 2nd bedroom previously used as main floor laundry. Downstairs has a separate side entrance & illegal suite (no permit) with additional amenities such as 2nd kitchen w/ large pantry, generous laundry/storage room, family room, den, 4-piece bath & guest bedroom. Notable updates include shingles, windows, exterior doors, refrigerator, washer & dryer. Backyard is partially fenced (chain-link w/ privacy slats), has 3 storage sheds, concrete sidewalk blocks, raspberry patch & vegetable garden. Potential for RV parking on side yard. (id:6769)

Family room 7.89 m X 8.27 m

Den 2.57 m X 3.31 m

Bedroom 4 4.45 m X 3.34 m

Laundry room 1.78 m X 1.31 m

Second Kitchen 4.01 m X 3.75 m

Living room 4.27 m X 5.89 m

Dining room 2.32 m X 2.79 m

Kitchen 4.56 m X 3.91 m

Primary Bedroom 3.5 m X 4.09 m

Bedroom 2 3.19 m X 3.45 m

Bedroom 3 3.47 m X 2.45 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

<https://www.rebeccavictoor.ca/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca