



## Spruce Grove Alberta

\$450,000

Step into 2,515 sqft of timeless comfort in this classic bungalow, quietly nestled in the mature, family friendly community of Brookwood. The main level welcomes you with 3 inviting bedrooms, all serviced by a 4pc bath, including a tranquil primary retreat with its own private 2pc ensuite, and his'n hers closets. A modern colour palette and newer windows brighten every room, while rich hardwood floors bring cozy elegance to the sun-filled, south-facing living room. The dine-in kitchen blends warmth & function, flowing effortlessly into the dining area for either daily living or lively gatherings. The finished basement offers a sprawling recreation room, already set up for max-relax-time, with wet bar & brick-faced fireplace. A generous 4th bedroom makes exclusive use of another full bathroom, while the laundry room is spacious enough for storage or even a gym area. The hyper-long driveway and double garage, offer parking for everything. The fully fenced back yard backs onto a stunning, treed greenspace! (id:6769)

Family room 25'11 x 18'8

Bedroom 4 13'3 x 12'4

Utility room 9'7 x 5'11

Laundry room 19'3 x 12'5

Living room 16'6 x 15'8

Dining room 12'4 x 9'9

Kitchen 12'1 x 12'

Primary Bedroom 13'8 x 13'4

Bedroom 2 13'4 x 8'1

Bedroom 3 13'4 x 10'1

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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