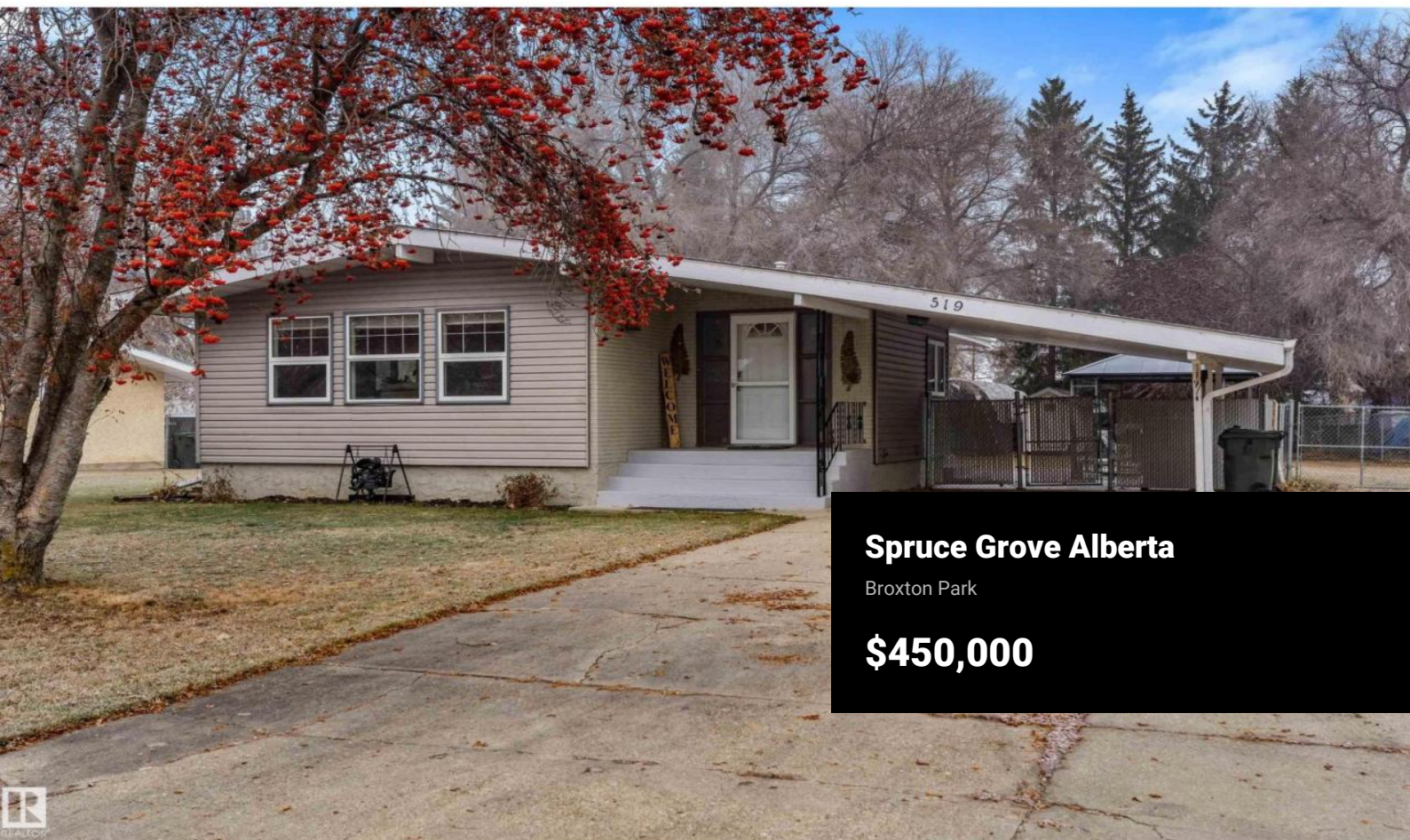




## Spruce Grove Alberta

Broxton Park

**\$450,000**



You won't believe just how massive this lot is; 1/3 of an acre right in town! Step into 2,281 sqft of timeless, air-conditioned living in this classic bungalow, peacefully nestled on a mature tree-lined street. The main level offers 3 bedrooms all serviced by a 4pc bathroom, including a serene primary retreat with private 2pc ensuite. A modern colour palette, & newer windows throughout enhance the home's contemporary appeal, while hardwood flooring and vaulted ceiling add a touch of cozy elegance to the south-facing living room. The expansive kitchen exudes warmth & functionality, and paired with the dining room, they're ideal for everyday living & entertaining. A finished basement reveals a vast recreation room, cold room, storage area, & huge 4th bedroom, making convenient use of the 3pc bathroom & laundry. The sprawling lot showcases a beautifully fenced backyard with more than enough room for virtually any size garage or shop! 20ft gates on either side allow you to drive in one side and out the other! (id:6769)

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