



## Spruce Grove Alberta

\$399,000

Beautiful Brookwood BUNGALOW offering space, privacy, & functionality for every stage of life. Set on a massive, chain link fenced yard w/three gates, the outdoor space is a true retreat--complete w/composite deck featuring gas BBQ hookup, fire pit, gazebo, & two storage sheds. There is also room for RV parking at the rear. The DOUBLE detached garage is equipped with electric heater, workbench/shelving--perfect for hobbies or year-round projects. Inside the home, the main floor includes 3 generously sized bedrooms & features modern laminate flooring, updated baseboards/casings, granite cntrs, an updated bathroom & newer windows/blinds. The fully developed basement adds exceptional entertainment value w/wet bar complete -- perfect for hosting or those cozy nights in. Well maintained by the same owners for 33 yrs, this well-cared-for home is located in a desirable neighborhood within walking distance to four separate schools. (id:6769)

Family room 4.69 m X 5.75 m

Laundry room 2.05 m X 4.41 m

Recreation room 6.26 m X 5.79 m

Utility room 2.19 m X 2.49 m

Living room 6.16 m X 3.74 m

Dining room 2.67 m X 2.74 m

Kitchen 2.9 m X 3.87 m

Primary Bedroom 2.98 m X 3.74 m

Bedroom 2 2.77 m X 3.75 m

Bedroom 3 3.01 m X 2.82 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.