

\$369,000 - 38 Balmoral Drive, Spruce Grove

MLS® #E4433887

\$369,000

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Meticulously maintained and lovingly cared for, this 4 bed, 2 bath Brookwood bungalow is ready for a new family! Step inside to discover a warm, sunlit living room, highlighted by a large picture window. The spacious dining area flows into a thoughtfully designed kitchen, featuring soft white cabinetry, tons of storage, and everything you need to entertain with ease. Three generously sized bedrooms and a NEWLY UPDATED 4 pc bath (2023) complete the main. Downstairs, you'll find a FULLY FINISHED basement featuring an extra large rec room, 4th bedroom, updated 3 piece bath and a dry bar set up with roughed in plumbing. Outside, the view will steal your heart – you'll find a fully landscaped & fenced retreat with a SOUTH FACING patio & gazebo overlooking a yard bursting with colourful perennials. OVERSIZED double-detached garage with convenient rear lane access PLUS.. SPACE TO PARK YOUR BOAT/RV!!! Within walking distance to several schools and playgrounds. NEW SHINGLES on both the home & garage (2021)



Built in 1972

Essential Information

MLS® # E4433887

Price \$369,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	38 Balmoral Drive
Area	Spruce Grove
Subdivision	Brookwood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1C8

Amenities

Amenities	Deck, Gazebo, No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Brookwood School
Middle Woodhaven Middle School
High Spruce Grove Composite

Additional Information

Date Listed May 1st, 2025
Days on Market 14
Zoning Zone 91

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