

Courtesy Of Travis S Simpson Of Exp Realty

## \$380,000 - 175 Brookwood Drive, Spruce Grove

MLS® #E4459032

**\$380,000**

4 Bedroom, 1.50 Bathroom, 1,010 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Welcome to Brookwood! This spacious and updated bungalow offers over 1,000 sq. ft. above grade plus a fully finished basement, providing 4 bedrooms and 1.5 bathrooms. The bright main floor features a welcoming living room, generous dining space, and functional kitchen with plenty of storage. The spacious primary bedroom, two additional bedrooms and a full bath complete the main level. Downstairs, enjoy a large recreation room with wet bar, additional bedroom, ensuite bathroom, and utility space. Outside, the fenced yard is low-maintenance and perfect for family living, the detached double garage that already has a gas line ran to it and is vented so could easily have a heater installed. Situated on a rectangular lot in a mature Spruce Grove community, youâ€™ll appreciate easy access to schools, shopping, and parks. Move-in ready with great potentialâ€”this home combines comfort, convenience, and value!

Built in 1972

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459032  |
| Price     | \$380,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,010                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 175 Brookwood Drive |
| Area        | Spruce Grove        |
| Subdivision | Brookwood           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1G6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Wet Bar                |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Brick Facing                                                          |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood                                                        |

Foundation                Concrete Perimeter

**School Information**

Elementary                Brookwood School  
Middle                      Copperhaven School  
High                        Spruce Grove Composite

**Additional Information**

Date Listed                September 23rd, 2025  
Days on Market        17  
Zoning                      Zone 91

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