

## \$349,900 - 10 Brookwood Crescent, Spruce Grove

MLS® #E4433080

**\$349,900**

4 Bedroom, 1.50 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

FULL FAMILY HOME with a big yard, double detached garage, RV/boat storage, and TONS OF POTENTIAL! What can you even get for a 'stand alone' house in the Grove at this price? NOT MUCH!! Does it need some work? Yep! Are the bones good? ohhhh yes. Can you move in upstairs and just start livin, and enjoyin', and laughin'... and dare I even say, 'Lovin'?? Yes. All of the above. Now, INVESTORS...2 separate entrances, 1010 sq ft, 2020 total. Enough space for secondary parking in the backyard even with gravel already down! SUITE IT UP!! FAMILIES, 3 beds up, one bath, living room, cute kitchen, walking distance to schools all around, close to parks and walking paths. Basement needs flooring, but has two more beds, giant rectangular family room, and a 2 pc bathroom waiting for a shower to be put in! AND...THIS HOME HAS AIRR CONDITIONINNNGGGG!! This is a great opportunity to get a GOOD house, put some honest work in, build some EQUITY and enjoy it like these guys have for the last 18+yrs!!

Built in 1972

### Essential Information

MLS® # E4433080

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 10 Brookwood Crescent |
| Area        | Spruce Grove          |
| Subdivision | Brookwood             |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 1H3               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Patio, R.V. Storage |
| Parking   | Double Garage Detached                     |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |              |
|------------|--------------|
| Elementary | brookwood    |
| Middle     | woodhaven    |
| High       | SG Composite |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 91          |

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Listing information last updated on May 3rd, 2025 at 9:17pm MDT