

## \$425,000 - 30 Beverly Avenue, Spruce Grove

MLS® #E4440746

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Welcome to this adorable 1.5 storey gem, perfectly nestled in a quiet, mature neighborhood. Boasting 4 spacious bedrooms above grade, this home offers the ideal layout for families, guests, or a home office setup. Inside, you'll find numerous upgrades throughout - from stylish flooring and updated lighting to a recently renovated kitchen and refreshed bath finishes that elevate both form and function. A finished basement allows ample space for recreation and storage. Step outside into your sun-soaked, south-facing backyard, perfect for gardening, entertaining, or simply relaxing in the sunshine. The double detached garage & RV space provides plenty of storage and parking, while mature trees and established landscaping offer privacy and curb appeal. Located in an idyllic, family-friendly area with tree-lined streets and easy access to schools, parks, and amenities, this home truly has it all.

Built in 1971

### Essential Information

MLS® #	E4440746
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,447
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Beverly Avenue
Area	Spruce Grove
Subdivision	Brookwood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1H6

### **Amenities**

Amenities	Deck, Front Porch, Parking-Extra, R.V. Storage, Skylight
Parking	Double Garage Detached, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 41

Zoning Zone 91

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