\$400,000 - 9 Collingwood Avenue, Spruce Grove

MLS® #E4448130

\$400,000

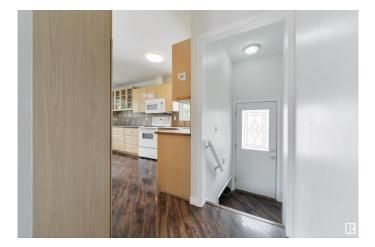
4 Bedroom, 2.00 Bathroom, 1,036 sqft Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Great layout! Great location! Great investment! This freshly painted bungalow in Broxton Park showcases laminate flooring, a large living room with garden doors leading out to the deck, a spacious kitchen with ample cupboard & countertop space, a formal dining room, 2 full baths, 4 total bedrooms including a king-sized owner's suite with dual closets & private exterior deck (perfect for those morning coffees!), and a fully-finished basement with oversized storage room (could be used as a 5th bedroom if desired). Complete with a double-detached garage & sizeable yard, this home is perfectly situated within walking distance to schools, parks, playgrounds, trails, & shopping.







Built in 1970

Essential Information

MLS® #	E4448130
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1970
Туре	Single Family

Sub-Type	Detached Single Family	
Style	Bungalow	
Status	Active	
Community Information		
Address	9 Collingwood Avenue	
Area	Spruce Grove	
Subdivision	Broxton Park	
City	Spruce Grove	
County	ALBERTA	
Province	AB	
Postal Code	T7X 2E2	
Amenities		
Amenities	Deck, No Animal Home, No Smoking Home, See Remarks	
Parking	Double Garage Detached	
Interior		
Interior		
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Basement	Yes	
Basement	Full, Finished	
Exterior		
Exterior	Wood, Vinyl	
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks	
Roof	Asphalt Shingles	
Construction	Wood, Vinyl	
Foundation	Concrete Perimeter	
Additional Information		
Date Listed	July 16th, 2025	
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Date ListedJuly 16th, 202Days on Market6ZoningZone 91

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