

## \$400,000 - 148 Brookwood Drive, Spruce Grove

MLS® #E4443093

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Charming 3-bedroom, 1.5-bath bungalow in the mature, tree-lined community of Brookwood. This spacious 1200+ sq. ft. home offers a bright living room with newly replaced bay windows, filling the space with natural light. The separate dining area flows into a generous kitchen, with a large window offering views of the backyard—featuring a prolific apple tree! The primary bedroom includes a convenient 2-piece ensuite. The unfinished basement and side entrance present endless possibilities for expansion. Enjoy the large, fenced yard and double detached garage. Upgrades over the years include windows, shingles, attic insulation, hot water tank, and garage doors. Just minutes from parks, schools, and transit, this home is perfect for those looking to create their dream space in a peaceful, established neighbourhood.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443093  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,211     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1972                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 148 Brookwood Drive |
| Area        | Spruce Grove        |
| Subdivision | Brookwood           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1G5             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached         |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 1                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Metal, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

Days on Market 45

Zoning Zone 91

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