

## \$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	5
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 8:02pm MDT