

## **\$449,800 - 84 Woodhaven Drive, Spruce Grove**

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MLS® #E4432036

**\$449,800**

3 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

You are going to love this beautiful bungalow with over 1376 sq.ft, with 3 bedrooms up!! This home has had many upgrades; Kitchen cabinets, Granite counter tops, Stainless steel appliances, Newer flooring , Vinyl windows and Bathrooms. The exterior was also previously upgraded with new siding ,Roof and Central Air Conditioning. The kitchen is bright along with the south facing formal dining room w/ patio doors to a future deck. The living room provides a warm feel with the wood burning fireplace. The large primary bedroom is perfect w/ plenty of closet space and 3 pce ensuite bath. The front entry shines w/ a spiral staircase to the lower level and an additional staircase to the lower level, great for future multi generational living. Huge Recroom w/ fireplace, office area ,2 pce bath, and huge laundry/storage area. CAR GUY ALERT!! 24x26 O/S heated double garage and BONUS 16x24 single garage/shop w/10ft ceilings. Private concrete patio w/BBQ connection. Close to schools, parks , and walking trail system.



Built in 1974

### **Essential Information**

MLS® #                      E4432036

Price                         \$449,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	84 Woodhaven Drive
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1M7

### **Amenities**

Amenities	No Animal Home, Patio, See Remarks
Parking	Double Garage Detached, Heated, Over Sized, Shop, Single Garage Detached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Woodhaven
Middle	Woodhaven
High	Spruce Grove Composite

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	Zone 91

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Listing information last updated on April 30th, 2025 at 5:32pm MDT