

## \$450,000 - 110 Brookwood Drive, Spruce Grove

MLS® #E4446867

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,169 sqft  
Single Family on 0.00 Acres

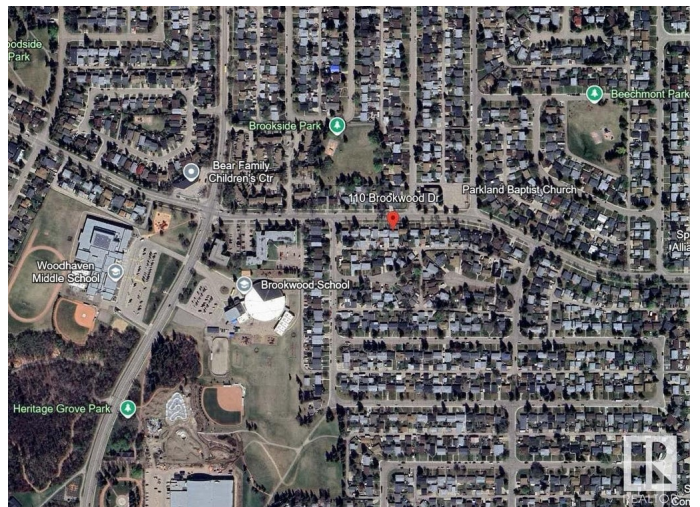
Brookwood, Spruce Grove, AB

Beautiful Brookwood Bungalow! This absolute GEM has been totally upgraded with newer windows, doors, flooring, trim, baseboards, outlets, switches, light fixtures. Newer kitchen with GRANITE countertops, stainless steel appliances and soft close drawers. Over 2100 sq.ft. of thoughtfully designed living space, 5-bedroom, 2.5 bath home combines modern flair with everyday comfort. On the main floor you'll find a bright and airy open-concept floor plan that takes you seamlessly thru the cozy living room, dining and kitchen areas. The Primary bedroom offers a private 2 piece en-suite. Downstairs there is a generous Rec Room alongside 2 additional bedrooms and full bath. Quaint hedge enclosed front yard and a backyard that features a DECK with BBQ gas hookup, A firepit, and a huge new shed (16 X 12) suitable as a WORKSHOP. The DOUBLE OVERSIZED GARAGE ensures year-round indoor parking and extra workspace. Family Friendly neighbourhood just minutes from schools, parks, golf, vibrant shopping, cafes and more!!

Built in 1971

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4446867  |
| Price  | \$450,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 110 Brookwood Drive |
| Area        | Spruce Grove        |
| Subdivision | Brookwood           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1G8             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Fire Pit, Smart/Program. Thermostat, R.V. Storage, Television Connection, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access, RV Parking  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Brookwood School        |
| Middle     | Woodhaven Middle School |
| High       | Spruce Grove Composite  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 2               |
| 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 July 12th, 2025 at 5:17pm MDT