# \$599,990 - 2 Brebner Place, Spruce Grove

MLS® #E4434407

# \$599.990

4 Bedroom, 2.50 Bathroom, 1,192 sqft Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

A rare find, this INCREDIBLE property spans 3/4 of an acre in the heart of Spruce Grove. Here is the FULL PACKAGE house you've been waiting to hit market: a renovated & meticulously well maintained home in Broxton Park on a quiet cul-de-sac - just turn the key and move in. With 4 BEDS + 3 BATHS & 2,000+ SqFt of living space, this property is perfect for the new or growing family. Like new TRIPLE PANE windows throughout. Like new lifetime roof shingles. Like new furnace & on demand hot water. Oversized double detached garage + ample parking on pad. RV parking. Massive pie-shaped lot, complete w/ front and rear decks, patio with covered 3-season room, kids play structure, an oasis of spruce trees, 8 raised cedar garden beds, the list goes on & on. A stone's throw to ALL amenities. Acreage living in the heart of the city, experience Spruce Grove living at its finest!

Built in 1969

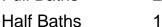
## **Essential Information**

MLS® # E4434407 Price \$599,990

Bedrooms 4

Bathrooms 2.50

Full Baths 2









Square Footage 1,192 Acres 0.00 Year Built 1969

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

# **Community Information**

Address 2 Brebner Place
Area Spruce Grove
Subdivision Broxton Park
City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 3A2

#### **Amenities**

Amenities Closet Organizers, Deck, Detectors Smoke, Front Porch,

Insulation-Upgraded, No Animal Home, No Smoking Home,

Parking-Visitor, R.V. Storage, Vinyl Windows, See Remarks

Parking Double Garage Detached, Over Sized

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator,

Stove-Electric, Vacuum System Attachments, Vacuum Systems,

Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Level Land, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Vegetable Garden, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 4th, 2025

Days on Market 44

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 June 16th, 2025 at 10:17pm MDT