

## \$399,000 - 60 Woodhaven Drive, Spruce Grove

MLS® #E4453649

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

Beautiful bungalow located in the highly sought-after community of Woodhaven in Spruce Grove. This home offers 3 spacious bedrooms on the main floor with the option to create a 4th bedroom in the finished basement. A separate side entrance leads to the lower level, providing excellent potential for a future income-generating suite with some updates. The main floor features a bright and functional layout, while the finished basement offers additional living space and flexibility for family or guests. Outside, you'll find a fully fenced backyard with room for kids, pets, and entertaining. The property also boasts an oversized double detached garage equipped with radiant heat, perfect for vehicles, a workshop, or year-round hobbies. Situated on a quiet street close to schools, shopping, and parks, this location is ideal for families or investors looking for a home with space, versatility, and long-term potential.

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453649  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 60 Woodhaven Drive |
| Area        | Spruce Grove       |
| Subdivision | Woodhaven_SPGR     |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 1M8            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Detached, Heated |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                        |
| Stories      | 2                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | Full, Finished                                                                                                   |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                 |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stucco                                                                 |
| Foundation        | Concrete Perimeter                                                           |

### Additional Information

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

Days on Market 1

Zoning Zone 91

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