

## \$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         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| 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

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Listing information last updated on June 17th, 2025 at 1:47am MDT