

## **\$369,000 - 38 Balmoral Drive, Spruce Grove**

MLS® #E4433887

**\$369,000**

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Meticulously maintained and lovingly cared for, this 4 bed, 2 bath Brookwood bungalow is ready for a new family! Step inside to discover a warm, sunlit living room, highlighted by a large picture window. The spacious dining area flows into a thoughtfully designed kitchen, featuring soft white cabinetry, tons of storage, and everything you need to entertain with ease. Three generously sized bedrooms and a NEWLY UPDATED 4 pc bath (2023) complete the main. Downstairs, you'll find a FULLY FINISHED basement featuring an extra large rec room, 4th bedroom, updated 3 piece bath and a dry bar set up with roughed in plumbing. Outside, the view will steal your heart – you'll find a fully landscaped & fenced retreat with a SOUTH FACING patio & gazebo overlooking a yard bursting with colourful perennials. OVERSIZED double-detached garage with convenient rear lane access PLUS.. SPACE TO PARK YOUR BOAT/RV!!! Within walking distance to several schools and playgrounds. NEW SHINGLES on both the home & garage (2021)

Built in 1972

### **Essential Information**

MLS® # E4433887

Price \$369,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	38 Balmoral Drive
Area	Spruce Grove
Subdivision	Brookwood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1C8

### **Amenities**

Amenities	Deck, Gazebo, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Brookwood School  
Middle                      Woodhaven Middle School  
High                         Spruce Grove Composite

**Additional Information**

Date Listed                May 1st, 2025  
Days on Market        12  
Zoning                      Zone 91

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