

\$374,900 - 9 Burlington Avenue, Spruce Grove

MLS® #E4451961

\$374,900

4 Bedroom, 2.50 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Welcome to this original owner 1232sqft BUNGALOW located on a quiet street backing school and park. The main floor has a large front living room full of natural light, formal dining space, eat in oak kitchen with updated bosch dishwasher, 3 spacious bedrooms and a main 4pce bathroom. The primary suite features a 2pce ENSUITE! The FULLY FINISHED basement has a large rec room, 4th bedroom, 3pce bathroom and lots of storage! Situated on a large lot with numerous tress and raspberry bushes. There is an oversized DOUBLE DETACHED GARAGE (23'5x21'6). Upgrades include VINYL WINDOWS and Shingles (roughly 2011). This home has been lovingly maintained and ready for a new family to make it home. Central location close to all amenities!

Built in 1972

Essential Information

MLS® #	E4451961
Price	\$374,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9 Burlington Avenue
Area	Spruce Grove
Subdivision	Brookwood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1C9

Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	3

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 August 11th, 2025 at 4:32pm MDT