

## \$299,000 - 14 Linden St Street, Spruce Grove

MLS® #E4433126

**\$299,000**

5 Bedroom, 2.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Perfect for first-time home buyers and investors! This charming bungalow is in an unbeatable location – just steps from Save-On-Foods, the movie theatre, and all the amenities you need. With a side entrance, there's potential to add a basement suite and build equity faster! The main floor offers 3 bedrooms (one currently used as a walk-in closet, easily switched back), a bright living room with a huge window, a stylish new kitchen with a big pantry, and a 4-piece bathroom. The spacious basement features a large rec room, a 3-piece bathroom, and lots of storage – and with just a little more finishing, you could add two more bedrooms and unlock even more value. Outside, you'll love the fully fenced yard, large deck with a gazebo, and plenty of parking with back alley access. Big-ticket items like hot water tank (2019) shingles and insulation were updated in 2022, so you can move in with confidence.

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433126  |
| Price      | \$299,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 972           |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 14 Linden St Street |
| Area        | Spruce Grove        |
| Subdivision | Broxton Park        |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 2B9             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Deck              |
| Parking   | Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 28th, 2025 |
|-------------|------------------|

Days on Market 4

Zoning Zone 91

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