

## \$445,000 - 120 Brantford Street, Spruce Grove

MLS® #E4440823

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

RENOVATED BUNGALOW with over 100k in renovations, only 15 mins away from Edmonton. Some of the renovations include brand new shingles, furnace, electrical wiring, driveway, and backyard. This home offers over 2000 sqft of living space; on the main floor, you can find a great room with a feature wall and an electric fireplace. The state-of-the-art kitchen consists of a slim shaker, ceiling-height cabinets with soft-close drawers, and quartz countertops. In the basement, you can find an additional bedroom, a full bath, and a rec room perfect for entertaining. Outside, you can find a fenced backyard with ample space for RV parking or making your dream home garden. Don't miss the opportunity of making this your home today!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440823  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,061     |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 120 Brantford Street |
| Area        | Spruce Grove         |
| Subdivision | Brookwood            |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 1B4              |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access, RV Parking       |

### Interior

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas                                       |
| Fireplace    | Yes                                                             |
| Fireplaces   | Heatilator/Fan, Insert                                          |
| Stories      | 2                                                               |
| Has Basement | Yes                                                             |
| Basement     | Full, Finished                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 91        |

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