

\$450,000 - 519 Mcleod Avenue, Spruce Grove

MLS® #E4466128

\$450,000

4 Bedroom, 2.50 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

You won't believe just how massive this lot is; 1/3 of an acre right in town! Step into 2,281 sqft of timeless, air-conditioned living in this classic bungalow, peacefully nestled on a mature tree-lined street. The main level offers 3 bedrooms all serviced by a 4pc bathroom, including a serene primary retreat with private 2pc ensuite. A modern colour palette, & newer windows throughout enhance the home's contemporary appeal, while hardwood flooring and vaulted ceiling add a touch of cozy elegance to the south-facing living room. The expansive kitchen exudes warmth & functionality, and paired with the dining room, they're ideal for everyday living & entertaining. A finished basement reveals a vast recreation room, cold room, storage area, & huge 4th bedroom, making convenient use of the 3pc bathroom & laundry. The sprawling lot showcases a beautifully fenced backyard with more than enough room for virtually any size garage or shop! 20ft gates on either side allow you to drive in one side and out the other!

Built in 1969

Essential Information

MLS® #	E4466128
Price	\$450,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	519 Mcleod Avenue
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3A3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, Front Porch, Gazebo, No Smoking Home, Patio, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows
Parking	Double Carport, Front Drive Access, No Garage, RV Parking

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Picnic Area, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 18th, 2025
Zoning	Zone 91

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