

## \$449,800 - 84 Woodhaven Drive, Spruce Grove

MLS® #E4432036

**\$449,800**

3 Bedroom, 2.50 Bathroom, 1,376 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

You are going to love this beautiful bungalow with over 1376 sq.ft, with 3 bedrooms up!! This home has had many upgrades; Kitchen cabinets, Granite counter tops, Stainless steel appliances, Newer flooring, Vinyl windows and Bathrooms. The exterior was also previously upgraded with new siding, Roof and Central Air Conditioning. The kitchen is bright along with the south facing formal dining room w/ patio doors to a future deck. The living room provides a warm feel with the wood burning fireplace. The large primary bedroom is perfect w/ plenty of closet space and 3 pce ensuite bath. The front entry shines w/ a spiral staircase to the lower level and an additional staircase to the lower level, great for future multi generational living. Huge Recroom w/ fireplace, office area, 2 pce bath, and huge laundry/storage area. CAR GUY ALERT!! 24x26 O/S heated double garage and BONUS 16x24 single garage/shop w/10ft ceilings. Private concrete patio w/BBQ connection. Close to schools, parks, and walking trail system.

Built in 1974

### Essential Information

MLS® #	E4432036
Price	\$449,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	84 Woodhaven Drive
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1M7

### Amenities

Amenities	No Animal Home, Patio, See Remarks
Parking	Double Garage Detached, Heated, Over Sized, Shop, Single Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Woodhaven
Middle	Woodhaven
High	Spruce Grove Composite

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	Zone 91

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