

## \$599,990 - 2 Brebner Place, Spruce Grove

MLS® #E4434407

**\$599,990**

4 Bedroom, 2.50 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

A rare find, this INCREDIBLE property spans 3/4 of an acre in the heart of Spruce Grove. Here is the FULL PACKAGE house you've been waiting to hit market: a renovated & meticulously well maintained home in Broxton Park on a quiet cul-de-sac - just turn the key and move in. With 4 BEDS + 3 BATHS & 2,000+ SqFt of living space, this property is perfect for the new or growing family. Like new TRIPLE PANE windows throughout. Like new lifetime roof shingles. Like new furnace & on demand hot water. Oversized double detached garage + ample parking on pad. RV parking. Massive pie-shaped lot, complete w/ front and rear decks, patio with covered 3-season room, kids play structure, an oasis of spruce trees, 8 raised cedar garden beds, the list goes on & on. A stone's throw to ALL amenities. Acreage living in the heart of the city, experience Spruce Grove living at its finest!

Built in 1969

### Essential Information

MLS® #	E4434407
Price	\$599,990
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,192
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	2 Brebner Place
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3A2

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Visitor, R.V. Storage, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 4th, 2025

Days on Market                11

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 May 15th, 2025 at 9:18am MDT