

## \$459,900 - 30 Bristow Crescent, Spruce Grove

MLS® #E4431154

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

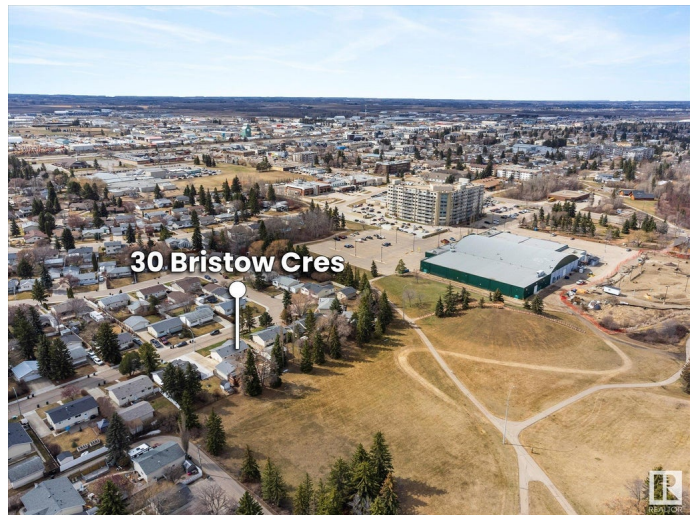
Broxton Park, Spruce Grove, AB

Hurry! We found the one! Perfectly placed in Spruce Grove's mature neighbourhood of Broxton Park, this fully finished bungalow with a double, over sized & heated detached garage (20'x24') is the perfect fit! Not only does it back a beautiful park and the K-4 Brookwood Elementary School, this immaculate property is fully landscaped w/ hot tub, massive storage shed w/ electricity & loft, and beautiful stonework throughout creating a low maintenance landscape. Stepping inside, you will feel the exceptional love that has been put into this home. The layout is highly functional with 3 bedrooms up, 1 down and 2 large upgraded baths throughout. The kitchen is lovely with SS appliances (w/ gas stove) & quality cabinetry. The basement includes a large flex space as well as a wood stove with vinyl plank flooring! Upgrades over the years include: metal interlocked roof (house, garage & shed), windows (triple pane), siding, doors, upgraded electrical (2019), appliances, water conditioning system, HWT, furnace & more!

Built in 1972

### Essential Information

MLS® #	E4431154
Price	\$459,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	30 Bristow Crescent
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2C8

### **Amenities**

Amenities	Deck, Hot Tub, No Smoking Home, Parking-Extra
Parking	Double Garage Detached, Front Drive Access, Heated, Over Sized, Parking Pad Cement/Paved, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Water Conditioner, Curtains and Blinds, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	7
Zoning	Zone 91

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Listing information last updated on April 22nd, 2025 at 9:17am MDT