

## \$400,000 - 9 Collingwood Avenue, Spruce Grove

MLS® #E4448130

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

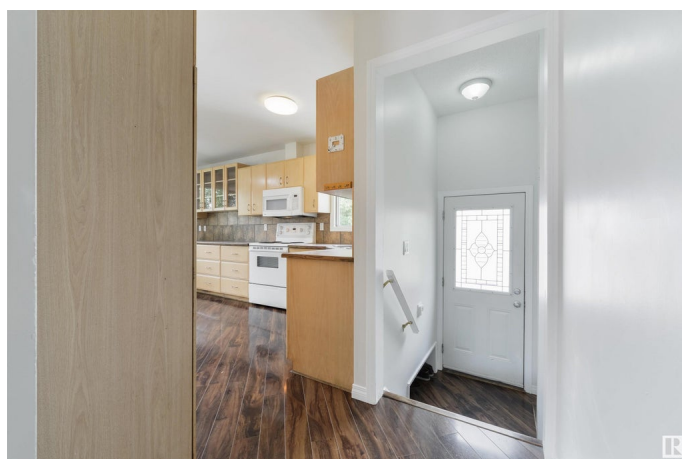
Broxton Park, Spruce Grove, AB

Great layout! Great location! Great investment! This freshly painted bungalow in Broxton Park showcases laminate flooring, a large living room with garden doors leading out to the deck, a spacious kitchen with ample cupboard & countertop space, a formal dining room, 2 full baths, 4 total bedrooms including a king-sized owner's suite with dual closets & private exterior deck (perfect for those morning coffees!), and a fully-finished basement with oversized storage room (could be used as a 5th bedroom if desired). Complete with a double-detached garage & sizeable yard, this home is perfectly situated within walking distance to schools, parks, playgrounds, trails, & shopping.

Built in 1970

### Essential Information

MLS® #	E4448130
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1970
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9 Collingwood Avenue
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2E2

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	July 16th, 2025
Days on Market	14
Zoning	Zone 91

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Listing information last updated on July 30th, 2025 at 6:32am MDT