

## \$299,000 - 14 Linden St Street, Spruce Grove

MLS® #E4433126

**\$299,000**

5 Bedroom, 2.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Perfect for first-time home buyers and investors! This charming bungalow is in an unbeatable location – just steps from Save-On-Foods, the movie theatre, and all the amenities you need. With a side entrance, there's potential to add a basement suite and build equity faster! The main floor offers 3 bedrooms (one currently used as a walk-in closet, easily switched back), a bright living room with a huge window, a stylish new kitchen with a big pantry, and a 4-piece bathroom. The spacious basement features a large rec room, a 3-piece bathroom, and lots of storage – and with just a little more finishing, you could add two more bedrooms and unlock even more value. Outside, you'll love the fully fenced yard, large deck with a gazebo, and plenty of parking with back alley access. Big-ticket items like hot water tank (2019) shingles and insulation were updated in 2022, so you can move in with confidence.

Built in 1970

### Essential Information

MLS® #	E4433126
Price	\$299,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	972
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	14 Linden St Street
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2B9

### Amenities

Amenities	Deck
Parking	Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 28th, 2025
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Days on Market 3

Zoning Zone 91

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