

Courtesy Of Travis S Simpson Of Exp Realty

# \$379,900 - 3 Linden Street, Spruce Grove

MLS® #E4457789

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,023 sqft  
Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Welcome to this spacious bungalow in the heart of Broxton Park, Spruce Grove. With over 1,800 sq. ft. of finished living space, this home features a bright main level with a generous living room, formal dining area, and functional kitchen. The fully finished basement offers a massive recreation room—perfect for family gatherings, hobbies, or a home gym. Comfortably sized bedrooms, two full baths, and flexible living areas make it ideal for both growing families and downsizers. Outside, enjoy a private fenced yard with mature trees, a double detached garage, and ample parking. Updates include durable laminate and vinyl flooring with a mix of carpet for comfort. Located on a rectangular lot, just steps from schools, parks, and shopping, this move-in ready home combines everyday convenience with plenty of space to make it your own!

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457789  |
| Price          | \$379,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,023     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1970                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3 Linden Street |
| Area        | Spruce Grove    |
| Subdivision | Broxton Park    |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2G4         |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Detached                                                                   |

### Interior

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

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Metal, Stucco              |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Metal, Stucco              |
| Foundation        | Concrete Perimeter               |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Brookwood School        |
| Middle     | Woodhaven Middle School |

High Spruce Grove Composite

**Additional Information**

Date Listed September 15th, 2025  
Days on Market 2  
Zoning Zone 91

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