

## **\$450,000 - 26 Collingwood Avenue, Spruce Grove**

MLS® #E4433361

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Charming 2-storey with TWO GARAGES, attached single (12Wx23L) & detached double (22Wx24L, 220V) in the established neighbourhood of Broxton Park. This well-maintained 1,765 sq ft (plus full basement) home features upgrades throughout. On the main level: a bright living room with large bay window & electric fireplace, dining room, kitchen with built-in dishwasher & pantry, 2-piece powder room and an extra flex room (potential office, family room, formal dining, etc.) with gas fireplace & built-in shelving. The upper level boasts FOUR bedrooms and a 4-piece bathroom. In the basement: an additional 5th bedroom, 4-piece bathroom, spacious family room, laundry room with deep sink and storage area. Outside: the fully-fenced, south-facing back yard is a gardener's dream, set up with greenhouse, plenty of raised beds, storage shed and a huge concrete patio. Located within walking distance to Central Park, Grant Fuhr Arena, multiple schools, shopping & more! Easy access to HWY 16A (Stony Plain Road). Welcome home!

Built in 1970

### **Essential Information**

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Price \$450,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	26 Collingwood Avenue
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2A7

### Amenities

Amenities	Detectors Smoke, Dog Run-Fenced In, Greenhouse, No Smoking Home, Patio, Workshop, Vacuum System-Roughed-In
Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Parking Pad Cement/Paved, RV Parking, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 91

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