

\$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
-------------	------------------

Days on Market 3

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 1:47pm MDT