# \$245,000 - 125 87 Brookwood Drive, Spruce Grove

MLS® #E4433148

#### \$245,000

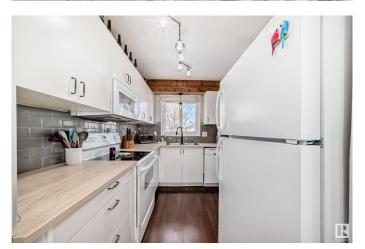
3 Bedroom, 1.50 Bathroom, 1,183 sqft Condo / Townhouse on 0.00 Acres

Brookwood, Spruce Grove, AB

Perfect for EMPTY NESTERS & FIRST TIME HOME BUYERS! Cute & Cozy 3bed|1.5bath 2 Storey TOWNHOUSE w/private SOUTH facing, fully fenced low MAINTENANCE backyard w/tree lined view. Centrally located; this MODERNIZED well maintained home is located adjacent to elementary & junior high schools w/many amenities nearby. Offering a bright, open concept main flr featuring newer laminate flring(2018), upgraded crisp white kitchen (2019) w/separate dining area & large living rm w/huge windows overlooking backyard. Upper level complete w/three well sized bedrms (master w/large walkin closet) & 4pce bath. Bathrms renovated (2018). Basement ready for completion; currently setup w/rec space & storage/laundry rm. New furnace & H.W.T installed 2019. Home comes w/one front parking stall. Condo fees include landscaping/snow removal, exterior maintenance & garbage pickup w/plenty of visitor parking available. Peaceful & quiet location w/lots of walking trails nearby. GREAT value home! This is a must see!







Built in 1976

# **Essential Information**

MLS® # E4433148 Price \$245,000 Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,183

Acres 0.00

Year Built 1976

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 125 87 Brookwood Drive

Area Spruce Grove

Subdivision Brookwood

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 1A6

#### **Amenities**

Amenities Deck, Parking-Visitor, See Remarks

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Private Setting, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Brookwood School

Middle Woodhaven Middle School

High SG Composite High

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 3

Zoning Zone 91

Condo Fee \$463

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 3:47pm MDT