

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

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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	1
Zoning	Zone 91
Condo Fee	\$463

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Listing information last updated on April 29th, 2025 at 12:32pm MDT