

## \$449,800 - 84 Woodhaven Drive, Spruce Grove

MLS® #E4432036

**\$449,800**

3 Bedroom, 2.50 Bathroom, 1,376 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

You are going to love this beautiful bungalow with over 1376 sq.ft, with 3 bedrooms up!! This home has had many upgrades; Kitchen cabinets, Granite counter tops, Stainless steel appliances, Newer flooring, Vinyl windows and Bathrooms. The exterior was also previously upgraded with new siding, Roof and Central Air Conditioning. The kitchen is bright along with the south facing formal dining room w/ patio doors to a future deck. The living room provides a warm feel with the wood burning fireplace. The large primary bedroom is perfect w/ plenty of closet space and 3 pce ensuite bath. The front entry shines w/ a spiral staircase to the lower level and an additional staircase to the lower level, great for future multi generational living. Huge Recroom w/ fireplace, office area, 2 pce bath, and huge laundry/storage area. CAR GUY ALERT!! 24x26 O/S heated double garage and BONUS 16x24 single garage/shop w/10ft ceilings. Private concrete patio w/BBQ connection. Close to schools, parks, and walking trail system.

Built in 1974

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432036  |
| Price  | \$449,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,376                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 84 Woodhaven Drive |
| Area        | Spruce Grove       |
| Subdivision | Woodhaven_SPGR     |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 1M7            |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, Patio, See Remarks  |
| Parking   | Double Garage Detached, Heated, Over Sized, Shop, Single Garage Detached, See Remarks |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Woodhaven              |
| Middle     | Woodhaven              |
| High       | Spruce Grove Composite |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 91          |

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Listing information last updated on April 30th, 2025 at 8:17am MDT