

## **\$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**

MLS® # E4433361

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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Listing information last updated on May 1st, 2025 at 5:02am MDT