

# \$425,000 - 8 Linden St Street, Spruce Grove

MLS® #E4437507

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,027 sqft  
Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Discover this beautifully maintained 4-bedroom, 2-bathroom bungalow offering over 1,920 sq ft of comfortable living space. Nestled in the heart of Broxton Park, this home features a fully finished basement, perfect for a family room, home office, or guest space. Fresh paint and new carpet! Enjoy the convenience of a detached 2-car garage and the privacy of a fully fenced yard—ideal for kids, pets, and outdoor entertaining. With a welcoming layout and a great location close to schools, parks, and amenities, this home is move-in ready and waiting for you. Complete with yard access from alley for RV parking.



Built in 1970

## Essential Information

MLS® #	E4437507
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow

Status	Active
--------	--------

## Community Information

Address	8 Linden St Street
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2G4

## Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage
Parking	Double Garage Detached

## Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 20th, 2025
Days on Market	10
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®).

