

# \$419,000 - 8 Linden St Street, Spruce Grove

MLS® #E4437507

**\$419,000**

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          | \$419,000              |
| 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 | 28             |
| Zoning         | Zone 91        |

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