

# \$355,000 - 3 Linthorpe Road, Spruce Grove

MLS® #E4457784

**\$355,000**

4 Bedroom, 1.50 Bathroom, 1,188 sqft  
Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

JUDICIAL LISTING ~ SOLD 'AS IS' AND 'WHERE IS' ~ NO WARRANTIES OR REPRESENTATIONS. ~ ALL OFFERS MUST BE UNCONDITIONAL ~ Additional features include: Double Detached Garage with a large gas heater, Garage Door Opener, Door Bell in garage and house that signal each other, cable and phone line run from the home to the garage, 2 fireplaces, under the stairs storage in the basement, Tons of storage areas throughout the home, and 3 year old shingles on the roof. 3 + 1 bedroom Bi-Level located on a quiet residential street in Spruce Grove.



Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457784               |
| Price          | \$355,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,188                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 Linthorpe Road |
| Area        | Spruce Grove     |
| Subdivision | Broxton Park     |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 2C2          |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Television Connection |
| Parking   | Double Garage Detached                                                              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Brick Facing              |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, See Remarks         |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 91              |

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