

## \$425,000 - 9 Blairmore Place, Spruce Grove

MLS® #E4439308

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,181 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Step into 2,260 sqft of timeless, air-conditioned living in this timeless bungalow, peacefully nestled in a tranquil cul-de-sac with no through traffic—mere steps from parks, schools, & meandering walking trails. The main level offers three generously sized bedrooms, including a serene primary retreat with private 2-pc ensuite. A stylish 4-piece main bath, modern color palette, & newer windows throughout enhance the home's contemporary appeal, while a gas fireplace adds a touch of cozy elegance to the south-facing living room. The expansive kitchen exudes warmth & functionality, and paired with the dining room, they're ideal for both everyday living & entertaining. Downstairs, a fully finished basement reveals a vast recreation room, along with a 2nd oversized primary suite complete with a private 3-pc ensuite & laundry area. Outdoors, a sprawling pie-shaped lot showcases a beautifully fenced backyard. The heated double garage & front extended driveway provide ample space for vehicles, trailers or RV.

Built in 1972

### Essential Information

MLS® # E4439308

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,181                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 Blairmore Place |
| Area        | Spruce Grove      |
| Subdivision | Brookwood         |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 1H1           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Front Porch, No Smoking Home, Patio, R.V. Storage, Secured Parking, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 91        |

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Listing information last updated on June 17th, 2025 at 3:02am MDT