

## \$450,000 - 519 Mcleod Avenue, Spruce Grove

MLS® #E4466128

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

You won't believe just how massive this lot is; 1/3 of an acre right in town! Step into 2,281 sqft of timeless, air-conditioned living in this classic bungalow, peacefully nestled on a mature tree-lined street. The main level offers 3 bedrooms all serviced by a 4pc bathroom, including a serene primary retreat with private 2pc ensuite. A modern colour palette, & newer windows throughout enhance the home's contemporary appeal, while hardwood flooring and vaulted ceiling add 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 everyday living & entertaining. A finished basement reveals a vast recreation room, cold room, storage area, & huge 4th bedroom, making convenient use of the 3pc bathroom & laundry. The sprawling lot showcases a beautifully fenced backyard with more than enough room for virtually any size garage or shop! 20ft gates on either side allow you to drive in one side and out the other!

Built in 1969

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4466128  |
| Price    | \$450,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,207                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 519 Mcleod Avenue |
| Area        | Spruce Grove      |
| Subdivision | Broxton Park      |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 3A3           |

### Amenities

|           |                                                                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, Front Porch, Gazebo, No Smoking Home, Patio, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Carport, Front Drive Access, No Garage, RV Parking                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                       |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Picnic Area, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Brick, Vinyl                                      |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 91             |

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Listing information last updated on November 19th, 2025 at 5:17am MST