

## \$222,500 - 115 87 Brookwood Drive, Spruce Grove

MLS® #E4444229

**\$222,500**

3 Bedroom, 1.50 Bathroom, 1,181 sqft

Condo / Townhouse on 0.00 Acres

Brookwood, Spruce Grove, AB

Discover 1,712 sq ft of vibrant, modern living in this 2-storey, end unit townhome. Rich vinyl plank flooring sweeps across the main level, guiding you into a gleaming, fully equipped kitchen with stylish island and into the inviting dining room, aglow with elegant contemporary lighting. The sunlit living room is bright and airy, with golden morning light pouring in from beyond the party-sized deck, overlooking a lush, tree-kissed greenspace just outside the fully fenced backyard—your own private paradise. Upstairs, three generously sized bedrooms await, including a charming primary retreat with a spacious, flex-sized walk-in closet. A 4pc bathroom adorned with double sinks and chic subway-tiled shower serves the upper floor with flair. The finished basement offers a large, versatile space—ideal for a home theatre, fourth bedroom, fitness studio, or creative escape—along with a dedicated laundry room & handy 2-piece bath just down the hall. Your personal parking stall sits just steps from your front door.

Built in 1976

### Essential Information

MLS® # E4444229

Price \$222,500

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,181
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	115 87 Brookwood Drive
Area	Spruce Grove
Subdivision	Brookwood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1A4

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	21
Zoning	Zone 91
Condo Fee	\$452

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