

## \$399,000 - 60 Woodhaven Drive, Spruce Grove

MLS® #E4453649

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

Beautiful bungalow located in the highly sought-after community of Woodhaven in Spruce Grove. This home offers 3 spacious bedrooms on the main floor with the option to create a 4th bedroom in the finished basement. A separate side entrance leads to the lower level, providing excellent potential for a future income-generating suite with some updates. The main floor features a bright and functional layout, while the finished basement offers additional living space and flexibility for family or guests. Outside, you'll find a fully fenced backyard with room for kids, pets, and entertaining. The property also boasts an oversized double detached garage equipped with radiant heat, perfect for vehicles, a workshop, or year-round hobbies. Situated on a quiet street close to schools, shopping, and parks, this location is ideal for families or investors looking for a home with space, versatility, and long-term potential.

Built in 1974

### Essential Information

MLS® #	E4453649
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,043
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	60 Woodhaven Drive
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1M8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Heated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 19th, 2025
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Days on Market 1

Zoning Zone 91

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