

## \$425,000 - 123 Westbourne Road, Spruce Grove

MLS® #E4456622

**\$425,000**

5 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Charming 4-level-split with attached double garage (22Wx22L, heated, insulated) in West Grove. This 1,302 square foot (plus full basement) home features central air conditioning, hardwood flooring and upgrades throughout. On the main: spacious living room with large bay window, dining area with second bay window & deck access and an updated kitchen with stainless steel appliances and built-in dishwasher. Upstairs: 2 full bathrooms and 3 bedrooms including the owner's suite with walk-in closet and 4-piece ensuite. Lower level: family room with electric fireplace, 4th bedroom/den and laundry room. Basement offers a 3-piece bathroom and flex space which could be used as a 5th bedroom with ensuite or rec room with bathroom. Beautiful, landscaped backyard with plenty of shade and privacy provided by mature trees. Outside boasts a large deck with gazebo, patio and an above ground swimming pool! Located near nature trails, Tri Leisure Centre, downtown Spruce Grove and all the amenities. Great opportunity!

Built in 1983

### Essential Information

MLS® # E4456622

Price \$425,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	123 Westbourne Road
Area	Spruce Grove
Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1S3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Gazebo, No Smoking Home, Patio, Pool-Outdoor, R.V. Storage
Parking Spaces	4
Parking	Double Garage Attached, Heated, Parking Pad Cement/Paved, RV Parking
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 7th, 2025

Days on Market        2

Zoning                      Zone 91

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