

## \$423,000 - 30 Beverly Avenue, Spruce Grove

MLS® #E4440746

**\$423,000**

4 Bedroom, 2.00 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Welcome to this adorable 1.5 storey gem, perfectly nestled in a quiet, mature neighborhood. Boasting 4 spacious bedrooms above grade, this home offers the ideal layout for families, guests, or a home office setup. Inside, you'll find numerous upgrades throughout - from stylish flooring and updated lighting to a recently renovated kitchen and refreshed bath finishes that elevate both form and function. A finished basement allows ample space for recreation and storage. Step outside into your sun-soaked, south-facing backyard, perfect for gardening, entertaining, or simply relaxing in the sunshine. The double detached garage & RV space provides plenty of storage and parking, while mature trees and established landscaping offer privacy and curb appeal. Located in an idyllic, family-friendly area with tree-lined streets and easy access to schools, parks, and amenities, this home truly has it all.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440746  |
| Price      | \$423,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,447                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 Beverly Avenue |
| Area        | Spruce Grove      |
| Subdivision | Brookwood         |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 1H6           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Front Porch, Parking-Extra, R.V. Storage, Skylight |
| Parking   | Double Garage Detached, RV Parking                       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                                     |
| Exterior Features | Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stucco                                     |
| Foundation        | Concrete Perimeter                               |

### Additional Information

Date Listed June 5th, 2025

Days on Market 10

Zoning Zone 91

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Listing information last updated on June 15th, 2025 at 5:02pm MDT