

## \$238,000 - 142 87 Brookwood Drive, Spruce Grove

MLS® #E4446948

**\$238,000**

3 Bedroom, 1.50 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

Brookwood, Spruce Grove, AB

This beautifully updated 1108 sq. ft. townhouse-style condo offers a bright, welcoming living space with a west-facing fenced backyard that fills the home with natural light. Upgrades include new flooring and trim, fresh paint, modern countertops, tile backsplash, updated sinks and toilets, and stylish lighting and fixtures. The main floor features a spacious living room, dining area, functional kitchen with ample cabinetry and a 2pc bathroom. Upstairs, the primary suite includes a large walk-in closet and access to the full 4pc bathroom, along with 2 more bedrooms. The finished basement offers a large family or flex room, laundry area and utility space. The furnace and dryer vents were cleaned recently. Located in a quiet, family-friendly neighborhood close to public and Catholic schools, parks, and trails. Shopping and amenities are nearby, with West Edmonton Mall just minutes away.

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446948  |
| Price      | \$238,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,109             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 142 87 Brookwood Drive |
| Area        | Spruce Grove           |
| Subdivision | Brookwood              |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1A8                |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Stall                                            |

### Interior

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

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 27      |
| Zoning         | Zone 91 |
| Condo Fee      | \$426   |

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Listing information last updated on August 5th, 2025 at 11:17pm MDT