

## **\$370,000 - 128 Westbourne Road, Spruce Grove**

MLS® #E4451317

**\$370,000**

4 Bedroom, 2.50 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Lovely sunny 3-bedroom and 3-bath bungalow in the established West Grove community. This freshly painted home has been well-cared for by its long-time owners. Upgrades include windows, furnace, A/C, HWT, Shingles, Siding, Soffits, Deck, newer counters, and, along the line the kitchen has been upgraded. The main floor offers a large eat-in kitchen, spacious living room, 3 bedrooms, the primary with a two-piece ensuite bath, and an additional 4-piece bath. The basement level is perfect for large gatherings and is finished with a spacious family room, a games area, a bar, a bedroom/den, an additional 3-piece bath, along with a large storage/laundry room. The well groomed, large yard is perfect for entertaining and has plenty of room to play. Enjoy a newer deck with a retractable awning. The sizable garden shed lets you store all your yard equipment. Located near all amenities, with great curb appeal, upgrades, and a lovely neighborhood, what a wonderful opportunity!

Built in 1982

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4451317  |
| Price     | \$370,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 128 Westbourne Road |
| Area        | Spruce Grove        |
| Subdivision | West Grove          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1S2             |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Air Conditioner, Deck                        |
| Parking Spaces | 2                                            |
| Parking        | Front Drive Access, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Slab                                                    |

**Additional Information**

Date Listed            August 5th, 2025  
Days on Market      20  
Zoning                Zone 91

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