

Courtesy Of Laurel M McTavish Of RE/MAX River City

## \$439,900 - 39 Oatway Street, Spruce Grove

MLS® #E4428545

**\$439,900**

5 Bedroom, 2.00 Bathroom, 1,003 sqft  
Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Welcome to this stunning Broxton Park bungalow with suite potential, nestled on a mature tree-lined street just minutes from all amenities. Featuring a charming front veranda with vinyl railings, this home boasts a large newer deck overlooking a huge, fully fenced backyard, perfect for gatherings and relaxation. The double detached garage, RV parking, and extra stalls offer ample space for all your vehicles. Inside, the main floor includes 3 spacious bedrooms and a modern 4-piece bathroom. The kitchen is open to a bright living room with a lovely bow window. The basement features a separate entrance leading to an in-law suite, complete with its own living room, kitchen area, 2 generous bedrooms, a 3-piece bath, and laundry. Recent upgrades include air conditioning (2024), newer shingles & windows (2015), hot water tank (2012), bathrooms and fixtures, fresh paint (2023), and modern flooring (2022). The new fence and deck (2023) complete this home, making it ideal for multi-generational living.

Built in 1970

### Essential Information

MLS® # E4428545

Price \$439,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	39 Oatway Street
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2E3

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Fire Pit, Front Porch, R.V. Storage
Parking Spaces	8
Parking	Double Garage Detached, RV Parking, Stall

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 2  
Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 3:47am MDT