\$189,900 - 70 Brunswyck Crescent, Spruce Grove

MLS® #E4437459

\$189,900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

A VERY RARE OPPORTUNITY! 26 POCKET LOT with front double attached garage in FENWYCK. Located in east Spruce Grove, Fenwyck is becoming one of the most sought-after communities in this growing, family-focused city. Spanning 80 acres of preserved forest, Fenwyck offers a peaceful natural setting while still being close to all the conveniences of the city. This family-friendly neighborhood combines modern living with the beauty of the outdoors, making it an ideal place for those looking to invest in their first home or settle into their forever home. This community is conveniently located just 11 minutes away from the City of Edmonton and has direct access to Highway 16A via Pioneer Road.

	LOT 36, BLOCK 1, PLAN 212 2703 ADDRESS: 70 Brunswyck Crescent
	ARD Fenwyck Stage 3 Fenwyck Stage 3 SPRUCE GROVE, ALBERTA
BRUNSWYOK CRESCON BRUNSWYOK CRESCON 8 8 8 8 8 8 8 8 8 8 8 8 8	- - - - - - - - - - - - - - - - - - -
	0.09 00 11 22 CM
	1.85
	37 5 36 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Lot Area: 375.12 Sq.M House Area: 78.80 Sq. M Garage Area: 49.54 Sq. M Total Site Coverage: 34.2%	1.24 6.55 2.62 2.62 2.62 2.62 2.62 2.62 2.62 2.62 2.62 2.62 2.62 2.62
Driveway Area: 56.68 +/- Sq. M	SIDEWALK
ZONING - R1	BRUNSWYCK CRESCENT
DREDARED FOR. Commenter	Homes
PREPARED FOR: Coventry I MODEL: BIANCA (Standard) JOB# 52015	
MODEL: BIANCA (Standard) JOB# 52015 BUILDING GRADES	
MODEL: BIANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE TYPE	2 Slovey 8 7 01 - NOTES:
MODEL: BIANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE PITE FINISHED FLOOR	87.01 83.63 ELEVATIONS SHOWN ARE IN METRES AND DECIMALS THEREOF, IN GEODETIC DATUM, PREFIXED BY 6
MODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE TYPE TRUSHEP FLOOR HOUSE BOTTOM FOOTING GRADE BOTTOM FOOTING	87.01 NOTES: 83.63 ELEVATIONS SHOWN ARE IN METRES AND DECIMALS THEREOF, IN GEODETIC DATUM, PREFIXED BY 6 (Priles) DIMENSIONS SHOWN ARE IN METERS AND DECIMALS THEREOF AND ARE TO FOUNDATION.
NODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE PTYC FINISHED FLOOR GARAGE SOTTOM FOOTING GARAGE SOTTOM FOOTING (3)	87.01 NOTES: ELEVATIONS SHOWN ARE IN METRES AND DECIMALS THEREOF, IN GEODETIC DATUM, PREFRED BY 6 (Press) BUILERY-OWNER IN METRIS AND DECIMALS THEREOF AND ARE TO FOUNDATION, BUILERY-OWNER RESPONSELE TO INSURE BACK FILL LYEL, METS ALL CODES. ALL DURPHSIONS BATCH SHOWNER SHOWN MURICE COMPREDE TO CONTRACTOR
MODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE TYPE THISHED FOLOR HOUSE BOTTOM FOOTING GRADE SOTTOM FOOTING THISHED GRADE ROXT THISHED GRADE ROXT	67:01 NOTES: 68:03 ELEVATIONS SHOWN ARE IN METRIES AND DECIMALS THERE'OR, IN GEODETIC DATUM, PREVINDE BY 6, (Preva) 00485000S SHOWN ARE IN METRIES AND DECIMALS THERE'OR AD REF TO POJANATOR. 00499003 DATURDATION REF ROMARES TO DATURE DATURAL THE METRIES ALL DATURES ALL DIMENSIONS AND ERPICES SHOWN MAILS IN CONTRACTOR PREVIDENCE Resource 88.50 DATURESCONS AND ERPICES SHOWN MAILS CONFIRMED FOR CONTLACTOR ALL DIMENSIONS AND ERPICES SHOWN MAILS CONFIRMED FOR CONTLACTOR Resource 89.50 DATURESCONS AND ERPICES SHOWN MAILS CONFIRMED FOR CONTLACTOR ALL DIMENSIONS AND ERPICES SHOWN MAILS CONFIRMED FOR CONTLACTOR RESOURCE DATURESCONS AND ADVISION THERE RESOLVED TO AN ERPICIPA THE Resource
MODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE TYPE FINISHED FOLOR FINISHED FOLOR EXACLE FINISHED FOLOR EXX	87:01 NUTES: 53:03 EX-Introdis Servini Are In METRIS AND DECAMALS THEREOF, IN GEODETIC DATUMA PREVIDED BY-G. (FINER) DIMENSIONIS PRIVINI ARE IN METRIS AND DECAMALS THEREOF AND ARE TO FOUNDATION. Ready 30:30 Sill 63:50 REPORTING THE SIGNING AND SERVICES SERVISION MUST BE CONFIRMED BY CONTRACTOR 63:50 REPORTING THE DISTORMENT OF SIGNING AND SERVICES SERVISION MUST BE CONFIRMED BY CONTRACTOR 63:50 REPORTING TO DISCUMATION. 81:00:001 OD DISCUMATION. BULDER / OMINES ISUARE FOR ANY COSTS TO AND THE ANE MORE THAN ENDING 81:001 FR. (MINES IS UNABLE FOR ANY COSTS INCLUMENDAL DIRE TO AN ENDING IN THE AND FOR THAT THE AND ENDING
NODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE PTYC FINISHER FORGE FROMT GARAGE BOTTOM FOTTING GARAGE ROP GARCE RAOK FINISHER GRADE FROMT (3) FINISHER FROMT (3) FINISHER (3) FINISHER FROMT (3) FINISHER GRADE FROMT (3) FINISHER (3)	BT:01 NOTES: 04:00 DIMERSIONS SHOWN ARE IN METRIES AND DECIMALS THEREO'S NO, RECORE CLATLAR, PREVINDE BY 6, (Preve), DIMERSIONS SHOWN ARE IN METRIES AND DECIMALS THEREO'S AND ARE TO POUNDATION. (Preve), DIMERSIONS AND ARE IN METRIES AND DECIMALS THEREO'S AND ARE TO POUNDATION. DIMERSIONS SHOWN ARE IN METRIES AND DECIMALS THEREO'S AND ARE TO POUNDATION. 06:05:05 DIMERSIONS AND AND ARE IN METRIES AND DECIMALS THEREO SAN DECIMAL TO POUNDATION. DIMERSIONS AND
MODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE TYPE FINISHIED FLOOR HOUSE BOTTOM FOOTING GRADAGE BOTTOM FOOTING FINISHEG GRADE REAK BOTTOM SIST TWINOOV SILL Weil at DP CORE, SIST Y WALL	BT:01 NUTES: 63:03 LEXANDAS SANON ARE IN METRIS AND DECIMALS THEREO'S IN, GEODETIC DATUM, PREVNED BY 6, (Preva) 004550055 SIGNIN ARE IN METRIS AND DECIMALS THEREO'S AD ARE TO POJUNATION, (Preva) DIMENSIONS SIGNIN ARE IN METRIS AND DECIMALS THERE AND ARE TO POJUNATION, ALL DIMENSIONS AND ERPICES SHOWN MAILS THE CONFIRMED PT CONTINUETOR ALL DIMENSIONS AND ERPICES SHOWN MAILS THE CONFIRMED PT CONTINUETOR ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND ARE TO ALL DOOR ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND AND ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND AND ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND AND ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND AND ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND AND ALL DIMENSIONS AND ERPICES SHOWN MAILS AND ERPICIES AND AND AND ALL DIMENSIONS AND ERPICES AND AND AND AND AND AND AND AND AND ALL DIMENSIONS AND ERPICES AND AND AND AND AND AND AND AND AND ALL DIMENSIONS AND ERPICES AND AND AND AND AND AND AND AND AND ALL DIMENSIONS AND
NODEL: BLANCA (Standard) JOB# 52015 BUILDING GRADES HOUSE PTYC FINISHER FORGE FROM GARDE BOTTOM FOTTING GARDE BOTTOM FOTTING GARDE FROM TOTTING FINISHER GRADE FROM T O(3) FINISHER FROM T O(3) FINISH	BTO NUTES: Stag Executions Servinu Are in METRIS AND DECMALS THEREOF. IN GEODETIC DUTUM PREVMED BYG. (PARs) DUMENSIONS REVINU ARE IN METRIS AND DECMALS THEREOF. NO, BEET O FRUMANTON. Read, Btag DEMENSIONS REVINU ARE IN METRIS AND DECMALS THEREOF AND ARE TO FRUMANTON. Read, Btag DEMENSIONS REVINUE AND SERVICES THAT AND DECMALS THEREOF AND ARE TO FRUMANTON. Stag DEMENSIONS REVINUES SERVINU MUST BE CONFIRMED BY CONTRACTOR Stag DEMENSIONS DECLAVATION. Stag DEVINUES SUBJECT FOR ANY COSTS INSTRUMENTS DE CONFIRMED BY CONTRACTOR Stag DEVINUES SUBJECT FOR ANY COSTS INSTRUMENTS Stag DEVINUES SUBJECT FOR ANY COSTS INSTRUMENTS Stag DEVINUES SUBJECT FOR ANY COSTS INSTRUMENTS Stag DEVINUES AND THERE TO THIS FOR ANY COSTS INSTRUMENTS

Essential Information

MLS® #	E4437459
Price	\$189,900
Bathrooms	0.00
Acres	0.00
Туре	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address 70 Brunswyck Crescent

Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z1

Exterior

Exterior Features Flat Site, Level Land, No Back Lane, Playground Nearby

Additional Information

Date Listed	May 20th, 2025
Days on Market	37
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 June 26th, 2025 at 4:47pm MDT