

\$355,000 - 3 Linthorpe Road, Spruce Grove

MLS® #E4457784

\$355,000

4 Bedroom, 1.50 Bathroom, 1,188 sqft
Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

JUDICIAL LISTING ~ SOLD 'AS IS' AND 'WHERE IS' ~ NO WARRANTIES OR REPRESENTATIONS. ~ ALL OFFERS MUST BE UNCONDITIONAL ~ Additional features include: Double Detached Garage with a large gas heater, Garage Door Opener, Door Bell in garage and house that signal each other, cable and phone line run from the home to the garage, 2 fireplaces, under the stairs storage in the basement, Tons of storage areas throughout the home, and 3 year old shingles on the roof. 3 + 1 bedroom Bi-Level located on a quiet residential street in Spruce Grove.



Built in 1969

Essential Information

MLS® #	E4457784
Price	\$355,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level

Status	Active
--------	--------

Community Information

Address	3 Linthorpe Road
Area	Spruce Grove
Subdivision	Broxton Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2C2

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Television Connection
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	49
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 November 3rd, 2025 at 4:47pm MST