

## \$425,000 - 9 Blairmore Place, Spruce Grove

MLS® #E4439308

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,181 sqft

Single Family on 0.00 Acres

Brookwood, Spruce Grove, AB

Step into 2,260 sqft of timeless, air-conditioned living in this timeless bungalow, peacefully nestled in a tranquil cul-de-sac with no through traffic—mere steps from parks, schools, & meandering walking trails. The main level offers three generously sized bedrooms, including a serene primary retreat with private 2-pc ensuite. A stylish 4-piece main bath, modern color palette, & newer windows throughout enhance the home's contemporary appeal, while a gas fireplace adds a touch of cozy elegance to the south-facing living room. The expansive kitchen exudes warmth & functionality, and paired with the dining room, they're ideal for both everyday living & entertaining. Downstairs, a fully finished basement reveals a vast recreation room, along with a 2nd oversized primary suite complete with a private 3-pc ensuite & laundry area. Outdoors, a sprawling pie-shaped lot showcases a beautifully fenced backyard. The heated double garage & front extended driveway provide ample space for vehicles, trailers or RV.

Built in 1972

### Essential Information

MLS® # E4439308

Price \$425,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,181
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9 Blairmore Place
Area	Spruce Grove
Subdivision	Brookwood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1H1

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Front Porch, No Smoking Home, Patio, R.V. Storage, Secured Parking, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
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 16th, 2025 at 1:47pm MDT