

## \$220,500 - 115 87 Brookwood Drive, Spruce Grove

MLS® #E4444229

**\$220,500**

3 Bedroom, 1.50 Bathroom, 1,181 sqft  
Condo / Townhouse on 0.00 Acres

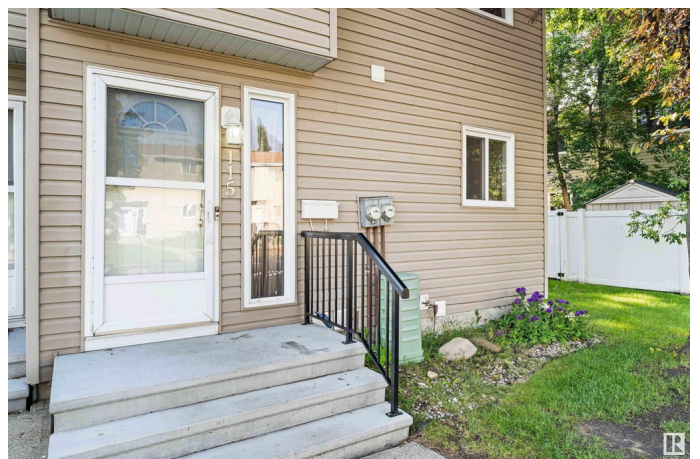
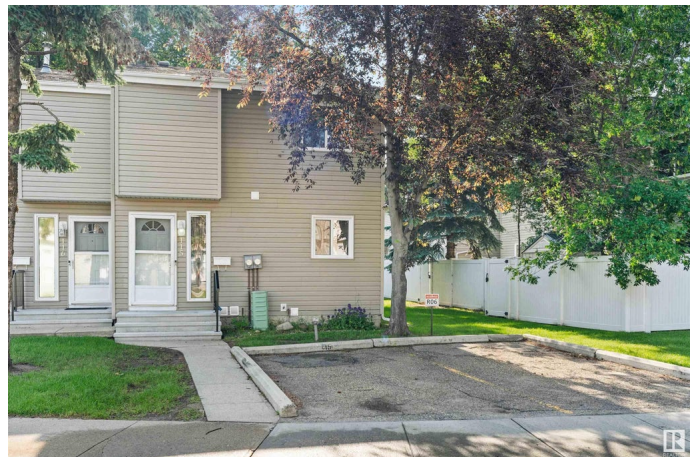
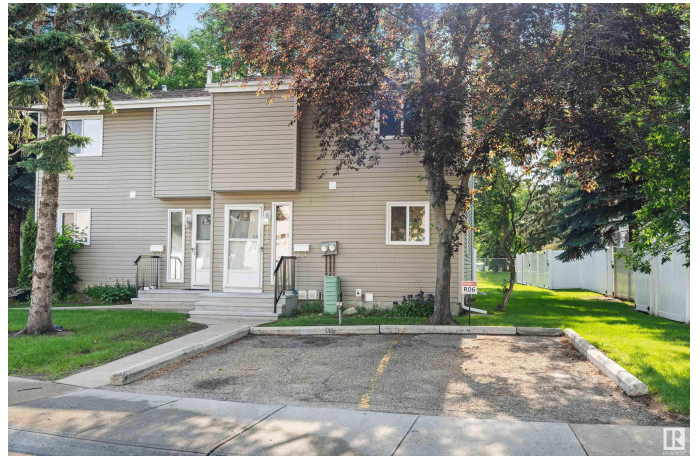
Brookwood, Spruce Grove, AB

Discover 1,712 sq ft of vibrant, modern living in this 2-storey, end unit townhome. Rich vinyl plank flooring sweeps across the main level, guiding you into a gleaming, fully equipped kitchen with stylish island and into the inviting dining room, aglow with elegant contemporary lighting. The sunlit living room is bright and airy, with golden morning light pouring in from beyond the party-sized deck, overlooking a lush, tree-kissed greenspace just outside the fully fenced backyard—your own private paradise. Upstairs, three generously sized bedrooms await, including a charming primary retreat with a spacious, flex-sized walk-in closet. A 4pc bathroom adorned with double sinks and chic subway-tiled shower serves the upper floor with flair. The finished basement offers a large, versatile space—ideal for a home theatre, fourth bedroom, fitness studio, or creative escape—along with a dedicated laundry room & handy 2-piece bath just down the hall. Your personal parking stall sits just steps from your front door.

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444229  |
| Price    | \$220,500 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,181             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 115 87 Brookwood Drive |
| Area        | Spruce Grove           |
| Subdivision | Brookwood              |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1A4                |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                                                                        |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 3                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 91         |
| Condo Fee      | \$452           |

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Listing information last updated on August 2nd, 2025 at 8:32pm MDT