

# \$459,000 - 617 Mcleod Avenue, Spruce Grove

MLS® #E4464764

**\$459,000**

1 Bedroom, 2.50 Bathroom, 1,033 sqft  
Single Family on 0.00 Acres

Broxton Park, Spruce Grove, AB

Welcome to this updated 3 Bedroom Bungalow with a Legal 2 bedroom basement suite to help pay the mortgage. Newer upgraded kitchen and bathroom in this open plan home. Master bedroom has an ensuite. The basement is bright and open with lots of extra light through the expanded windows. 2 bedrooms and 4 pce bath with in-suite laundry. Large mature yard with 26x 28 oversized garage and extra off street parking out front.

Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464764               |
| Price          | \$459,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,033                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 617 Mcleod Avenue |
| Area        | Spruce Grove      |
| Subdivision | Broxton Park      |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 2H1           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Front Porch                  |
| Parking Spaces | 5                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 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 November 5th, 2025 at 4:33pm MST