

## \$425,000 - 123 Westbourne Road, Spruce Grove

MLS® #E4456622

**\$425,000**

5 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Charming 4-level-split with attached double garage (22Wx22L, heated, insulated) in West Grove. This 1,302 square foot (plus full basement) home features central air conditioning, hardwood flooring and upgrades throughout. On the main: spacious living room with large bay window, dining area with second bay window & deck access and an updated kitchen with stainless steel appliances and built-in dishwasher. Upstairs: 2 full bathrooms and 3 bedrooms including the owner's suite with walk-in closet and 4-piece ensuite. Lower level: family room with electric fireplace, 4th bedroom/den and laundry room. Basement offers a 3-piece bathroom and flex space which could be used as a 5th bedroom with ensuite or rec room with bathroom. Beautiful, landscaped backyard with plenty of shade and privacy provided by mature trees. Outside boasts a large deck with gazebo, patio and an above ground swimming pool! Located near nature trails, Tri Leisure Centre, downtown Spruce Grove and all the amenities. Great opportunity!

Built in 1983

### Essential Information

MLS® # E4456622

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,302                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 123 Westbourne Road |
| Area        | Spruce Grove        |
| Subdivision | West Grove          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1S3             |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Gazebo, No Smoking Home, Patio, Pool-Outdoor, R.V. Storage |
| Parking Spaces | 4                                                                                                                     |
| Parking        | Double Garage Attached, Heated, Parking Pad Cement/Paved, RV Parking                                                  |
| Has Pool       | Yes                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                                          |
| Stories           | 4                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Basement          | Full, Finished                                                                                               |
| <b>Exterior</b>   |                                                                                                              |
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 47                  |
| Zoning         | Zone 91             |

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Listing information last updated on October 24th, 2025 at 5:17am MDT