



GRASSROOTS
REALTY GROUP

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**316 Spruce Street
Springbrook, Alberta**

MLS # A2261707



\$339,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,587 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-37-28-W4
Exterior:	Other, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers		

Inclusions: Central Vacuum/Attachments, Garage remote (1), TV mounts, Shelves in garage, Floating shelf in dining room, Custom Blinds , Gazebo

Welcome to 316 Spruce Street in the friendly community of Springbrook! This beautifully updated Semi Detached 2-storey home offers comfort, space, and style in a quiet, well-established neighborhood. Over the years, this home has been completely transformed from the studs out — giving you peace of mind with quality renovations throughout. Inside, you’ll find a thoughtfully designed layout with 4 bedrooms and 3.5 bathrooms, including a newly redone upstairs bathroom. The main floor features a bright kitchen with quality cabinetry, a pantry, and a gas stove, open to a good-sized dining area with new sliding doors leading out to the back deck. A cozy gas fireplace warms the inviting living room, and a convenient 2-piece bath completes the main level. Upstairs, you’ll be impressed by the exceptionally spacious bedrooms — each offering plenty of room for full furniture sets and large windows that fill the rooms with natural light. The large primary bedroom feels like a private retreat—oversized, bright, and beautifully comfortable includes an ensuite and as a bonus the upstairs has hook ups for an additional washer and dryer for added convenience. The fully developed basement provides even more living space with a family room featuring a second gas fireplace, a large bedroom, a 3-piece bath, with washer and dryer set. Although this is a semi-detached home with one shared wall, it truly feels like a detached property thanks to its layout, large lot, and outstanding privacy. The fully fenced yard offers total seclusion with a spacious deck 16x24, gazebo, and cozy fire pit area — all backing onto green space with no houses behind. A long paved driveway, detached 12x22 garage, and beautiful landscaping complete the picture. Pride of ownership shines through every detail in this move-in-ready home.

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