# \$189,900 - 70 Brunswyck Crescent, Spruce Grove

MLS® #E4437459

#### \$189.900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

A VERY RARE OPPORTUNITY! 26 POCKET LOT with front double attached garage in FENWYCK. Located in east Spruce Grove, Fenwyck is becoming one of the most sought-after communities in this growing, family-focused city. Spanning 80 acres of preserved forest, Fenwyck offers a peaceful natural setting while still being close to all the conveniences of the city. This family-friendly neighborhood combines modern living with the beauty of the outdoors, making it an ideal place for those looking to invest in their first home or settle into their forever home. This community is conveniently located just 11 minutes away from the City of Edmonton and has direct access to Highway 16A via Pioneer Road.

FENWYCK BOULEVA	LOT 36, BLOCK 1, PLAN 212 2703 ADDRESS: 70 Brunswyck Crescent Fenwyck Stage 3
BRUKSWYCK CRESCENT	SPRUCE GROVE, ALBERTA
33	86.19 86.49
l.	00.88 + 12 
	1.85
	37 5 36 5 5 35
	$\begin{array}{c} 0.75 \text{ orl} \\ 1.25 \\ 8.58 \\ \hline \\ 8.58 \\ \hline \\ \hline \\ \\ \hline \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ $
Lot Area: 375.12 Sq.M House Area: 78.80 Sq. M Garage Area: 49.54 Sq. M Total Site Coverage: 34.2%	1.24 5 5 5 5 5 5 5 5 5 5 5 5 5
Driveway Area: 56.68 +/- Sq. M	SIDEWALK
ZONING - R1	BRUNSWYCK CRESCENT
PREPARED FOR: Coventry H MODEL: BIANCA (Standard) JOB# 52015	lomes
BUILDING GRADES	
HOUSE TYPE FINISHED FLOOR HOUSE BOTTOM FOOTING GARAGE BOTTOM FOOTING	2 Storey         87.01           87.01         NOTES:           83.83         ELEVATIONS SHOWN ARE IN METRES AND DECIMALS THEREOF, IN GEODETIC DATUM, PREFDED BY (Priles)           DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF AND ARE TO FOUNDATION.
FINISHED GRADE FRONT (3 F FINISHED GRADE BACK	Baul Bear Share Share Share It to Insure Mark At LL Vet. METR ALL CODES.     Baul Bear Share Share Share Bar Data Share S
	LEGENDAT         EPONER SERVICE           LCC.LOGATION         UTILITY REGIT OF WAY         UNIX           STREET LIGHT         IN         PONER WAILT         IN           N         PONER WAILT         IN         IN
ARCADIS GEOMATICS (CANADA) INC. Suite 300 10120 103 Avenue N.W.	ADDRESS SIGN I SWALE GRADE ELEV. (89.95) x xxxx-xx XXX DESIGN GRADE ELEV. 89.95

# **Essential Information**

MLS® #	E4437459
Price	\$189,900
Bathrooms	0.00
Acres	0.00
Туре	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

# **Community Information**

Address

70 Brunswyck Crescent

Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z1

### Exterior

Exterior Features Flat Site, Level Land, No Back Lane, Playground Nearby

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	17
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 6th, 2025 at 4:32am MDT