

# \$224,999 - 128 87 Brookwood Drive, Spruce Grove

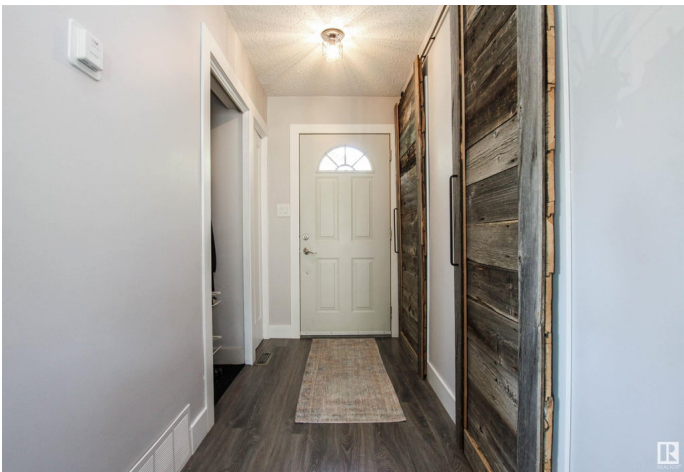
MLS® #E4450761

**\$224,999**

3 Bedroom, 1.50 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

Brookwood, Spruce Grove, AB

Welcome to this beautifully maintained 3-bedroom, 2-bathroom townhouse-style condo, perfect for first-time home buyers or savvy investors. Featuring durable laminate and vinyl plank flooring throughout, this home offers a clean, modern feel with low-maintenance living. Enjoy a fully fenced, maintenance-free backyard—ideal for relaxing or entertaining with zero hassle. Nestled in the safe and sought-after community of Spruce Grove, you’re close to schools, parks, shopping, and transit. A fantastic opportunity to own in a family-friendly neighborhood with excellent long-term value.



Built in 1976

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450761          |
| Price          | \$224,999         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,070             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 128 87 Brookwood Drive |
| Area        | Spruce Grove           |
| Subdivision | Brookwood              |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1A6                |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Parking-Visitor, Patio, See Remarks |
| Parking   | Stall                               |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 91          |
| Condo Fee      | \$435            |

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Listing information last updated on August 11th, 2025 at 2:17pm MDT