

## \$425,000 - 26 Lindsay Avenue, Spruce Grove

MLS® #E4450144

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,000 sqft  
Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Vaulted ceilings, an attached double garage, air conditioning, and a finished basement for \$425,000?!? YUP! This 1,000 sq.ft. 2+1 bedroom, 2 full bathroom home is perfect for a first-time buyer or downsizer looking for a bungalow. Upon coming home through either the garage or front door, you enter into the living room with those great vaulted ceilings which makes the whole house feel so much more open. Then you can pass through into the eat-in kitchen, or down the hall where you will find both bedrooms and a full bathroom. Downstairs is fully finished with a rec room, 3rd bedroom, full bathroom, laundry, and storage. Recent updates include: shingles (2020), washer/dryer (2022), dishwasher and grading (2023), and hot water tank (2024). The backyard has low-maintenance landscaping, and ample space for the kids to play, have a fire pit, or enjoy a BBQ. You are located on the east side of Spruce Grove, which is close to 16A and ideal for shopping, dining, or an easy commute to Edmonton if needed.

Built in 2002

### Essential Information

MLS® #	E4450144
Price	\$425,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	26 Lindsay Avenue
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4H6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **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, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 29th, 2025  
Days on Market        2  
Zoning                    Zone 91

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