

## \$399,900 - 188 Lakeland Drive, Spruce Grove

MLS® #E4436973

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

**BUNGALOW BACKING PARK with OVERSIZED DOUBLE ATTACHED GARAGE!!!** This home offers a nice layout with spacious living room, eat in kitchen, 2 bedrooms and a 4 piece bathroom on the main floor. The full basement offers a large family room with woodburning fireplace, 3rd bedroom, workshop, 4 piece bath, laundry and plenty of storage. The home needs flooring and paint but has loads of potential at an affordable price. Brand new hot water tank and the shingles are only 3 years old. Backing onto a quiet park and plenty of room for parking on the oversized driveway. Close to shopping and public transportation with easy access to HWY 16A.

Built in 2002

### Essential Information

MLS® #	E4436973
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	2002
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	188 Lakeland Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B5

### Amenities

Amenities	Deck
Parking	Double Garage Attached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 91

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