

# **\$629,800 - 79 Meadowgrove Lane, Spruce Grove**

MLS® #E4458354

**\$629,800**

4 Bedroom, 3.00 Bathroom, 2,293 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

THIS 2 STOREY OPEN TO ABOVE STYLE HOUSE IN MCLAUGHLIN SPRUCE GROVE, BACKING ON TO WALKING TRAIL WITH WALK OUT BASEMENT IS AWAITING YOUR CREATIVE IDEAS. The main floor

boasts luxury vinyl plank flooring, a versatile bedroom/den, a Full Washroom, a spacious family room and cozy fireplace. The modern kitchen IS designed for both cooking and entertaining, complete with high-end cabinetry, quartz countertops, a large island, and a pantry. A bright dining area with ample natural light is perfect for gatherings, while a convenient full bath completes this level.

Upstairs, the primary suite offers a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bath, study table, a bonus room, and a laundry room provide plenty of space for the whole family. The unfinished WALK OUT basement comes with a separate entrance, offering endless possibilities for customization. Add.

Features: Deck, Wireless Bluetooth Speakers, Gas Hookup for BBQ

Built in 2025

## **Essential Information**

MLS® # E4458354

Price \$629,800



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,293
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	79 Meadowgrove Lane
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0W2

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed                September 18th, 2025

Zoning                    Zone 91

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