

## \$748,800 - 55 Meadowgrove Lane, Spruce Grove

MLS® #E4449280

**\$748,800**

4 Bedroom, 3.00 Bathroom, 2,559 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

### UPGRADED HOME BACKING

### GREENSPACE IN THE COMMUNITY OF

MCLAUGHLIN! This home boasts 2557 sq/ft with 4 bedrooms, 3 full baths, bonus room & 9ft ceilings on all three levels. Main floor offers vinyl plank flooring, bedroom/den, family room with 18ft ceiling, fireplace. Kitchen, with modern high cabinetry, quartz countertops, island, stainless steel appliances & BUTLERS PANTRY/SPICE KITCHEN, is made for cooking family meals and entertaining. Spacious dinning area with ample sunlight is perfect for get togethers. The 3 piece bath finishes the main level. Walk up stairs to master bedroom with 5 piece ensuite & spacious walk in closet, 2 bedrooms with walk in closets, full bath, laundry and bonus room. Unfinished basement with separate entrance and roughed in bathroom is waiting for creative ideas. Public transit to Edmonton, & more than 40 km of trails, your dream home home awaits. Includes:DECK/TRIPLE PANE WINDOWS/ WIRELESS SPEAKERS/ GAS HOOKUP ON DECK



Built in 2025

### Essential Information

MLS® # E4449280

Price \$748,800

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,559                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 55 Meadowgrove Lane |
| Area        | Spruce Grove        |
| Subdivision | McLaughlin_SPGR     |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0W2             |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                             |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                         |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                    |

### Exterior

|          |                          |
|----------|--------------------------|
| Exterior | Wood, Composition, Vinyl |
|----------|--------------------------|

Exterior Features    Backs Onto Park/Trees, Go  
Transportation, Schools, Sho  
Roof                    Asphalt Shingles  
Construction        Wood, Composition, Vinyl  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            July 23rd, 2025  
Days on Market      56  
Zoning                  Zone 91

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