

## \$549,800 - 39 Meadowgrove Lane, Spruce Grove

MLS® #E4461455

**\$549,800**

4 Bedroom, 3.00 Bathroom, 2,237 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

UPGRADED HOME IN THE COMMUNITY OF MCLAUGHLIN! This home boasts 2236 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, wet bar, & walk-in pantry, 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, full bath, laundry computer station, 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® #    | E4461455  |
| Price     | \$549,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,237                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 39 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, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, 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-Microwave, Refrigerator, Stove-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 | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingles         |
| Construction | Wood, Composition, Vinyl |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 91           |

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Listing information last updated on November 1st, 2025 at 6:02pm MDT