

# \$619,000 - 37 Meadowbrook Way, Spruce Grove

MLS® #E4427763

**\$619,000**

3 Bedroom, 4.00 Bathroom, 2,347 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Brand new 2350 sq ft 2-Storey. 26 feet wide. Main floor offers Living room and Family on the main floor plus huge size Den. Full Bathroom on the main floor. Second floor offers you 2 Master bedrooms with total of 3 bathrooms and 3 bedrooms. Plus Bonus room on the second floor. Windows with Low E argon. Huge size deck in the back. Open floor plan with open to above high ceilings. Huge size windows. Custom finishes with feature walls and indent ceilings. Maple handrails with glass. Indent ceilings. Custom shower. Free standing soaker tub. LVP Flooring on the main floor. Tiles in bathrooms and carpet on the second floor. Custom cabinets with quartz counter tops in kitchen and all the baths. Separate entrance to unfinished basement. Under Construction. Much more...



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427763  |
| Price          | \$619,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,347     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 Meadowbrook Way |
| Area        | Spruce Grove       |
| Subdivision | McLaughlin_SPGR    |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0W2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-1, Natural Gas |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Not Landscaped, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 81               |
| Zoning         | Zone 91          |

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Listing information last updated on June 16th, 2025 at 4:47am MDT