\$469,000 - 51 Patriot Way, Spruce Grove

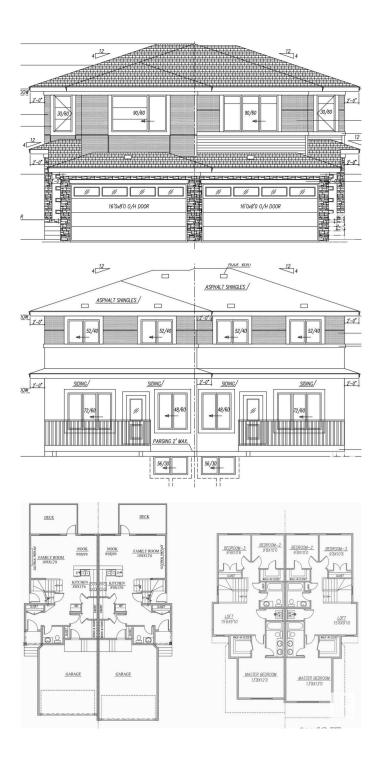
MLS® #E4435496

\$469,000

3 Bedroom, 2.50 Bathroom, 1,572 sqft Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Beautiful Duplex in Prescott, Spruce Grove! Welcome to Prescott, a serene and family-friendly community. This front double attached garage duplex backs onto greenspace and includes a finished deckâ€"perfect for relaxing outdoors. The open-concept main floor features a walk-thru pantry and a functional layout ideal for everyday living. Upstairs, the primary suite at the front offers a 5-piece ensuite, while two additional bedrooms, a laundry closet, and a cozy loft complete the level. Includes a separate side entry for future basement development. This home has it allâ€"comfort, space, and potential!



Built in 2025

Essential Information

MLS® #	E4435496
Price	\$469,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.00
Year Built	2025
Туре	Single Family

Sub-Type	Half Duplex	
Style	2 Storey	
Status	Active	
Community Infor	nation	
Address	51 Patriot Way	
Area	Spruce Grove	
Subdivision	Prescott	
City	Spruce Grove	
County	ALBERTA	
Province	AB	

Amenities

Postal Code T7X 2W6

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke,
	Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

ite bathroom					
0,		0		Garage	Opener,
gerator, Stacked Wa	sner/Dry	er, Stove	-Electric		
ed Air-1, Natural Gas	i				
Unfinished					
	gerator, Stacked Wa	washer - Energy Star, gerator, Stacked Washer/Dry ed Air-1, Natural Gas	washer - Energy Star, Garage gerator, Stacked Washer/Dryer, Stove ed Air-1, Natural Gas	washer - Energy Star, Garage Control, gerator, Stacked Washer/Dryer, Stove-Electric ed Air-1, Natural Gas	washer - Energy Star, Garage Control, Garage gerator, Stacked Washer/Dryer, Stove-Electric ed Air-1, Natural Gas

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby,
	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	35
Zoning	Zone 91

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Listing information last updated on June 13th, 2025 at 2:18pm MDT