

## \$425,000 - 17 Meadowland Crescent, Spruce Grove

MLS® #E4455015

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to 17 Meadowland Crescent, this well maintained half duplex has 3 bedrooms, 2.5 bathrooms & a heated double attached garage. On the main floor you will enjoy the open concept living with large windows. The kitchen has quartz counters, tile backslash, SS appliances, large island & walk through pantry leading to a mudroom with a built-in bench with hooks & access to the garage which fits a full size truck. The dining space is large enough for a big table with access to the deck with privacy wall in the south facing backyard, backing onto an alley. Also on the main floor is a 2p bathroom. Upstairs, are 3 bedrooms including the king size primary suite with a 3p ensuite & walk in closet. There is another 4p bath, a bonus room with a glass surround for a private office or second living area & a laundry room with retractable drying racks. The basement is left unfinished for future development but has a nice layout with 2 windows. This location is close to the Tri-leisure, restaurants & public transit.

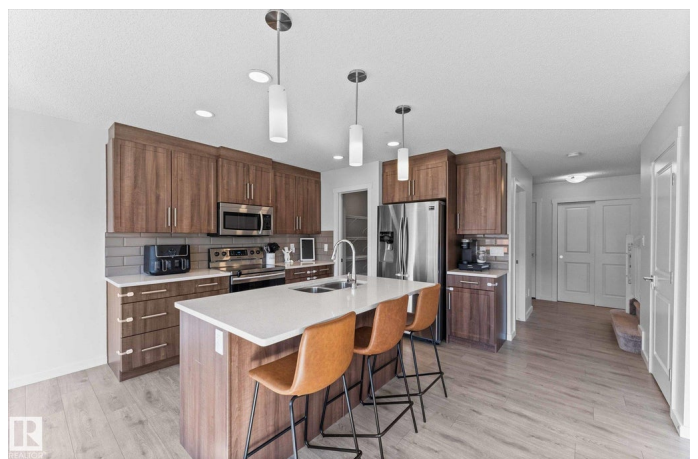
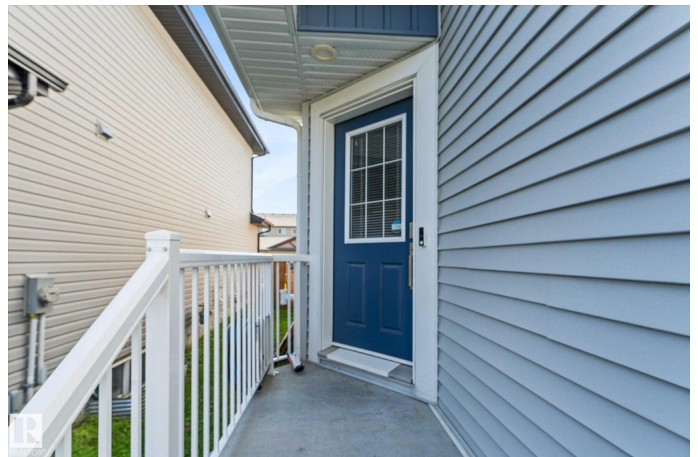
Built in 2018

### Essential Information

MLS® # E4455015

Price \$425,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,661         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17 Meadowland Crescent |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0P9                |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Insulated           |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025

Days on Market                6

Zoning                            Zone 91

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Listing information last updated on September 3rd, 2025 at 7:17pm MDT