

## \$699,900 - 55 Meadowgrove Lane, Spruce Grove

MLS® #E4461439

**\$699,900**

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, & BUTLERS PANTRY/SPICE KITCHEN, is made for cooking family meals and entertaining. Spacious dining 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 awaits. Includes:DECK/TRIPLE PANE WINDOWS/ WIRELESS SPEAKERS/ GAS HOOKUP ON DECK

Built in 2025

### Essential Information

MLS® # E4461439

Price \$699,900

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, 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        | Garage Control, Garage Opener |
| 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, Golf Nearby, Private Setting, Public Swimming |

|              |                                |
|--------------|--------------------------------|
|              | Pool, Public Transportation, S |
| Roof         | Asphalt Shingles               |
| Construction | Wood, Composition, Vinyl       |
| Foundation   | Concrete Perimeter             |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 91           |

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Listing information last updated on October 15th, 2025 at 3:17am MDT