

Courtesy Of Liam O'Leary Of Logic Realty

## **\$629,900 - 96 Meadowland Way, Spruce Grove**

MLS® #E4421923

**\$629,900**

4 Bedroom, 3.50 Bathroom, 2,272 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

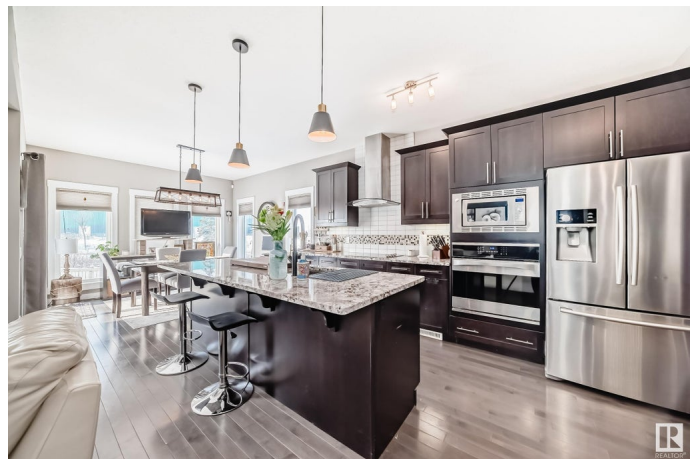
This beautifully designed home is perfect for families of all sizes. Step into the spacious kitchen, where S/S appliances, granite countertops and large dining area create the perfect space for entertaining. The large living room features a gas fireplace, adding warmth and charm to the open-concept main floor. Upstairs, has three generous bedrooms, including a luxurious owner's suite with a 5-piece ensuite with soaker tub, separate shower, and a large walk-in closet, A bonus room and a 4-piece main bath complete the second floor. The fully finished basement has a fourth bedroom, a den area, a 3-piece bath, and a huge family room. Enjoy outdoor living on the beautiful southwest-facing deck overlooking a huge, fully landscaped backyard. The double attached garage comes with floor drain and the oversized paved driveway for an additional car/trailer/RV. Located just minutes from the Tri-Leisure Centre, shopping, schools, parks/trails, golf and easy access to Highways 16/16A. This home truly offers it all!

Built in 2014

### **Essential Information**

MLS® #                    E4421923

Price                        \$629,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	96 Meadowland Way
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S4

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	24
Zoning	Zone 91

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Listing information last updated on March 14th, 2025 at 5:02am MDT