

## **\$689,900 - 84 Meadowland Way, Spruce Grove**

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MLS® #E4426136

**\$689,900**

3 Bedroom, 3.50 Bathroom, 2,053 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

TRIPLE EPOXIED HEATED GARAGE! CUL DE SAC! GIANT PIE LOT! WALKOUT BASEMENT! RECORDING STUDIO QUALITY FINISHED BASEMENT WITH \$\$\$ EXTRAS!!

This home is FULLY LOADED and ready to GO! Over 2900 sq ft of living space, walking distance from the Tri Leisure centre, restaurants, parks, walking trails and groceries! 4 beds + Main floor OFFICE, 3.5 baths, STUNNING ENSUITE. INCREDIBLE layout. Giant Vaulted living room w glass railings feels GRANDE and quite 'hoytee toytee' to impress all your friends who come over. Beautiful kitchen w quartz counters, shaker cabinets, walk-through pantry + tons of cupboard space! UPSTAIRS LAUNDRY, HUGE Bonus room and a BIG Primary ensuite w his/her sinks + storage, beautiful tub and shower and 10/10 walk in closet w organizers!! 2 more beds, big closets, + 4 pc bath. BASEMENT is crazy. Fully finished, DOUBLE DRYWALLED w Acoustic soundproofing for any... family 'discussions'...OR.. music!! 4 pc bath, WALKOUT, patio...IT'S ALL HERE!!!



Built in 2021

### **Essential Information**

MLS® #                      E4426136

Price                        \$689,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,053
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	84 Meadowland Way
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S4

### Amenities

Amenities	Closet Organizers, Deck, Insulation-Upgraded, No Smoking Home, R.V. Storage, Vaulted Ceiling
Parking Spaces	6
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 15th, 2025
Days on Market	37
Zoning	Zone 91

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Listing information last updated on April 21st, 2025 at 9:17am MDT