

# \$569,900 - 44 Prescott Boulevard, Spruce Grove

MLS® #E4443823

## \$569,900

3 Bedroom, 2.50 Bathroom, 1,869 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

1869 sq ft 2-storey home in the desirable community of Prescott! This well-maintained property features brand new carpet and freshly painted walls, creating a bright, clean feel throughout. The main floor offers an open-concept layout, perfect for entertaining. Gorgeous layed out kitchen with corner pantry and Quartz countertops. Upstairs youâ€™™ll find 3 spacious bedrooms, including a primary suite with ensuite bath, plus an additional full bathroom. The heated double garage provides comfort year-round. Enjoy relaxing in the gazebo or hot tub in the landscaped yard. The unfinished basement is ready for your personal touch. Ideally located close to schools, parks, and walking paths, with shopping and amenities nearby. Move-in ready and waiting for you!



Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443823  |
| Price          | \$569,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,869     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44 Prescott Boulevard |
| Area        | Spruce Grove          |
| Subdivision | Prescott              |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0R4               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Detectors Smoke, Fire |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached, He  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Storage Shed, S<br>Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby,<br>Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 23rd, 2025 |
|-------------|-----------------|



Days on Market 58  
Zoning Zone 91



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