

## \$639,900 - 81 Meadowgrove Lane, Spruce Grove

MLS® #E4462892

**\$639,900**

4 Bedroom, 3.00 Bathroom, 2,365 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this brand new 2365 sq. ft. 2 story walkout in the community of McLaughlin in Spruce Grove. From the moment you walk in you will be impressed. The main floor features a living area with fireplace, modern kitchen with quartz counter tops, spacious island, corner pantry and good sized eating area for family dinners and entertaining. You also can pick the appliances you want. Completing this level is a 3 piece bathroom and bedroom. Upstairs you will find the primary bedroom with 5 piece ensuite/spacious walk in closet, 2 good sized bedrooms with their own walk in closets, full bath, laundry room, computer station, and bonus room. The walkout basement with a separate side entrance is unfinished, backs onto a walk way and is awaiting your creative ideas. The garage and driveway are both oversized. This home is really close to great trails for riding your bike or walking, the Tri Leisure Centre and many amenities in Spruce Grove. This could be the house you are waiting for to call HOME.

Built in 2025

### Essential Information

MLS® # E4462892

Price \$639,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,365                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 81 Meadowgrove Lane |
| Area        | Spruce Grove        |
| Subdivision | McLaughlin_SPGR     |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0W2             |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

Date Listed            October 20th, 2025

Days on Market      7

Zoning                Zone 91

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