

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

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! 3 beds + Main floor OFFICE, 3.5 baths, basement has 4th bedroom currently being finished. 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 25

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 5:32pm MDT