

## \$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! 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 | 55               |
| Zoning         | Zone 91          |

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Listing information last updated on May 9th, 2025 at 12:32pm MDT