

# \$459,900 - 92 Meadowland Crescent, Spruce Grove

MLS® #E4431413

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,748 sqft  
Single Family on 0.00 Acres

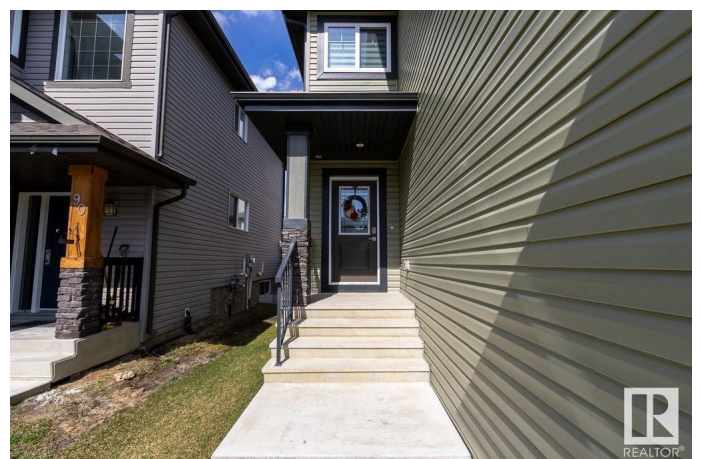
McLaughlin\_SPGR, Spruce Grove, AB

Don't miss this opportunity to own in one of Spruce Grove's most vibrant communities-McLaughlin! This beautifully maintained 1747sqft home has all the WOW factor starting with a wide entryway, gorgeous lighting and an open-concept main floor with 9ft high ceilings. The kitchen is a modern showpiece blending sleek finishes with minimalist design for a clean, elevated look with quartz countertops and SS appliances. Dining room has doors leading to the deck and landscaped yard while the living room features a modern sleek fireplace, perfect for cozy nights in. Upstairs you'll find laundry room, three bedrooms, a 4pc bath and bonus flex space, ideal for an office. The king-sized primary suite includes a tray ceiling with soft cove lighting, a walk-in closet with built-in wooden shelving, and an immaculate 4pc ensuite. With separate side entrance to the bsmt, insulated/drywalled double garage, and just minutes from schools, trails, shopping and major highways, this immediate possession home is the one for you!

Built in 2021

## Essential Information

MLS® #	E4431413
Price	\$459,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	92 Meadowland Crescent
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P9

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 5

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 22nd, 2025 at 1:17pm MDT