

## \$599,000 - 37 Meadowbrook Way, Spruce Grove

MLS® #E4445194

**\$599,000**

3 Bedroom, 4.00 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

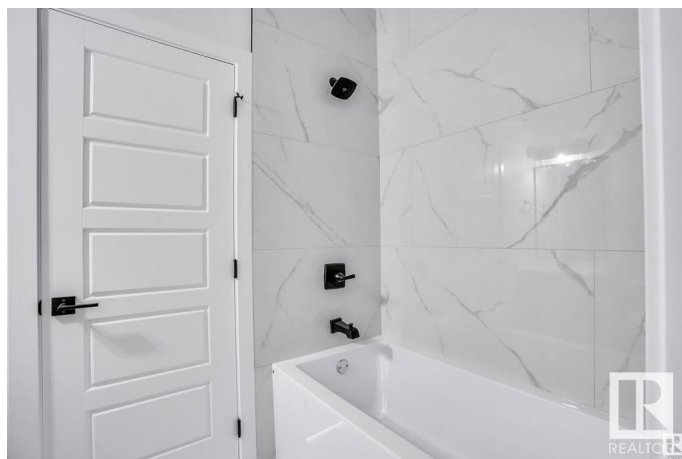
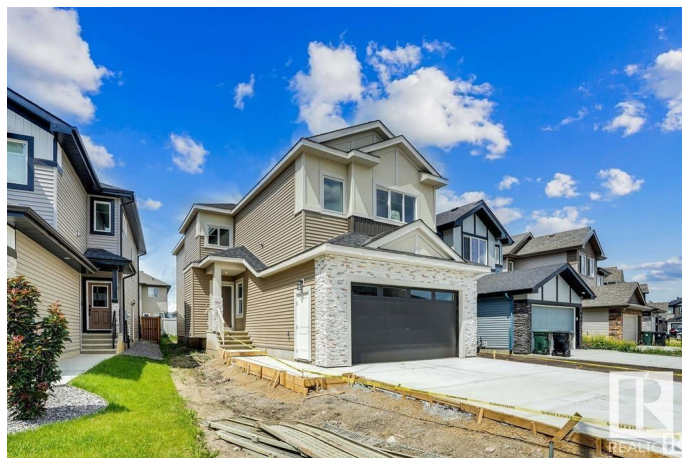
McLaughlin\_SPGR, Spruce Grove, AB

Brand new 2421 sq ft 2-Storey. READY TO MOVE IN. Additional Kitchen located in the Pantry. Main floor comes with Living room and Family room and huge size Den. Full Bathroom on the main floor which will give you option for main floor bedroom. Second floor offers you 2 Master bedrooms with total of 3 bathrooms And Bonus room on the second floor. Windows with Low E argon. Open floor plan with open to above high ceilings. Custom finishes with feature walls and indent ceilings. Maple handrails. Upgraded finishing with feature walls. Master Ensuite with Custom shower & Free standing soaker tub. Flooring comes with LVP on the main floor, Tiles in bathrooms and carpet on the second floor. Painted Custom cabinets with quartz counter tops in kitchen and all the baths. Separate entrance to unfinished basement for future legal suite. High efficiency furnace. Close to all amenities. Dont Miss...

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445194  |
| Price      | \$599,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,422                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 Meadowbrook Way |
| Area        | Spruce Grove       |
| Subdivision | McLaughlin_SPGR    |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0W2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-1, Natural Gas |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                            |
| Exterior Features | Flat Site, Level Land, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

Date Listed July 1st, 2025

Days on Market 32

Zoning Zone 91

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Listing information last updated on August 2nd, 2025 at 8:32am MDT