

# \$439,900 - 41 Meadowland Crescent, Spruce Grove

MLS® #E4461007

**\$439,900**

4 Bedroom, 3.50 Bathroom, 1,611 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Great value in this spacious, turnkey, fully finished duplex! Ideally located near Tri Leisure Centre & within walking distance to shopping, restaurants, parks, & trails, this home offers perfect blend of convenience & family living. As you enter, youâ€™re welcomed by tall ceilings, abundant natural light, & beautiful hardwood flooring throughout open-concept main floor. Living room flows seamlessly into the kitchen, which features a walk-through pantry, & dining area provides access to west-facing backyard â€“ perfect for entertaining with its large deck & gazebo. Mudroom & 2pc bath complete main level. Upstairs, primary bedroom is accessed through elegant double French doors & includes 4-pc ensuite & walk-in closet. Upper-level laundry adds everyday convenience, along with two additional bedrooms & another full bathroom. Fully finished basement offers even more living space, featuring cozy family room with fireplace, games area, wine room, 4th bedroom, & 3pc bath. Don't forget the double attached garage!

Built in 2013

## Essential Information

MLS® #	E4461007
Price	\$439,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	41 Meadowland Crescent
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P9

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	1
Zoning	Zone 91

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Listing information last updated on October 7th, 2025 at 3:17am MDT