

## \$659,900 - 82 Meadowland Way, Spruce Grove

MLS® #E4439609

**\$659,900**

5 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

2021-built WALKOUT 2-storey with IN-LAW SUITE and attached TRIPLE GARAGE (28Wx24L) in a quiet cul-de-sac in McLaughlin. This beautiful 2,084 sq ft (plus full basement) home features top floor laundry, 10'™ ceilings, vinyl plank flooring and a fantastic modern floor plan with plenty of natural light. On the main level: office, 2-pc powder room, stunning living room w/ soaring ceiling & gas fireplace, bright dining room w/ balcony access and gourmet kitchen w/ large eat-up island, gas stove top, built-in wall oven & walk-through pantry to mud room/garage. Upstairs: bonus room overlooking main, laundry, 2 full bathrooms and 3 bedrooms including the owner's™ suite w/ walk-in closet & luxe jacuzzi 5-pc ensuite. Walkout basement: 2 additional bedrooms, 4-pc bathroom, kitchenette, family room w/ patio access; separate furnace, entrance & roughed-in for laundry. Large pie-shaped lot, partially fenced, landscaped. Located near Tri Leisure Centre, walking trails, parks and all the amenities of Spruce Grove. Must see!

Built in 2021

### Essential Information

MLS® # E4439609

Price \$659,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,083                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 82 Meadowland Way |
| Area        | Spruce Grove      |
| Subdivision | McLaughlin_SPGR   |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0S4           |

### Amenities

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                     |
| Parking        | Front Drive Access, Insulated, Over Sized, Parking Pad Cement/Paved, RV Parking, Triple Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Wall Mount                                                                                                                        |
| Stories           | 3                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Cul-De-Sac, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 30th, 2025

Days on Market          85

Zoning                      Zone 91

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Listing information last updated on August 23rd, 2025 at 4:32pm MDT