

\$479,000 - 88 Patriot Way, Spruce Grove

MLS® #E4430553

\$479,000

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning home built by Cranston Master Builder featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™ll find a spacious primary bedroom with a 4-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The unfinished basement has SIDE DOOR entry, offering possibilities to build suite with builder or later on! Outside, enjoy the added convenience of a double detached garage! *Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ. Some Photos virtually staged.

Built in 2025

Essential Information

MLS® #	E4430553
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,510



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	88 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
-------------	------------------

Days on Market 67

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 June 17th, 2025 at 7:32pm MDT