

## \$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

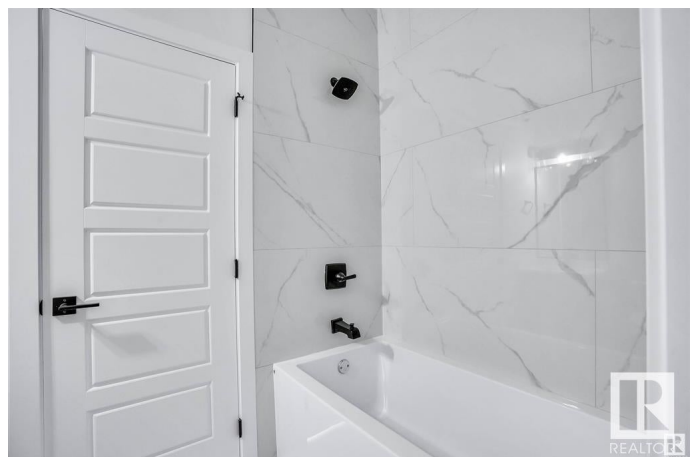
McLaughlin\_SPGR, Spruce Grove, AB

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 3

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 July 4th, 2025 at 4:48pm MDT