

\$739,999 - 1 Meadowlink Gate, Spruce Grove

MLS® #E4420295

\$739,999

5 Bedroom, 3.5 Bathroom, 2,254 sqft
Single Family on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

This stunning home sits in a quiet cul-de-sac in the heart of Spruce Grove, offering peace and convenience. Walk to amenities like stores, the rec centre, bus stops, trails, and an off-leash dog park. With over 2,200 sq ft, it features 3+2 bedrooms, 3.5 baths, a bonus room, and 9-ft ceilings. The main floor boasts vinyl plank flooring, a den, and a family room with an 18-ft ceiling and striking fireplace. The chef's kitchen has high-gloss cabinetry, quartz counters, a large island, wet bar, stainless steel appliances, and a walk-through pantry. Upstairs, the primary suite includes a 5-piece ensuite, walk-in closet, two bedrooms, a full bath, laundry, and a bonus room. The basement has a legal suite with a private entrance, full kitchen, dining, 4-piece bath, and storage—great rental potential! Close to schools, shopping, and highway access, this home is a rare find in McLaughlin. Don't miss out

Built in 2021

Essential Information

MLS® #	E4420295
Price	\$739,999
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,254
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1 Meadowlink Gate
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0W1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Guest Suite, No Smoking Home, Patio, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Storage Shed, Washer, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 4th, 2025
Days on Market 70
Zoning Zone 91

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