

## \$524,900 - 17 Meadowview Landing, Spruce Grove

MLS® #E4452512

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,589 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Incredible pride of ownership! Shows 12/10!! This wonderfully appointed air conditioned two story home in the heart of McLaughlin is perfect for the growing active family. Walking distance to the Tri leisure, shopping, heritage park trails and restaurants - you truly can have it all. Entering you will be greeted by a large foyer that leads to an open layout mainfloor. A large living area with f/p, nice sized dining room and an open kitchen with pantry. The back yard is accessible through the patio doors for quiet nights under the gazebo. The main floor is complete with a 2 piece powder room, laundry room leading to a large double heated garage with epoxy flooring. Upstairs three larger bedrooms with the primary having both a walk in closet and five piece ensuite with soaker tub. As well as a four piece bath. The basement is perfect for entertainingg or teens - a bedroom, a three peice bath and lots of storage. Outside is fully fenced with a two teir deck. No neighbors behind you and a large driveway.

Built in 2012

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452512  |
| Price    | \$524,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,589                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Meadowview Landing |
| Area        | Spruce Grove          |
| Subdivision | McLaughlin_SPGR       |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0N8               |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Gazebo, No Animal Home, Parking-Extra, See Remarks |
| Parking   | Double Garage Attached, Heated                                                             |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                 |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, |

Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 21st, 2025 at 1:47am MDT