

## \$599,000 - 5 Patriot Way, Spruce Grove

MLS® #E4454012

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,497 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

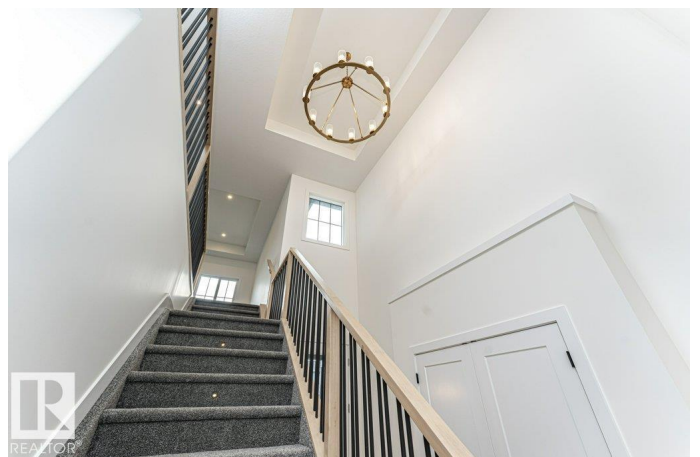
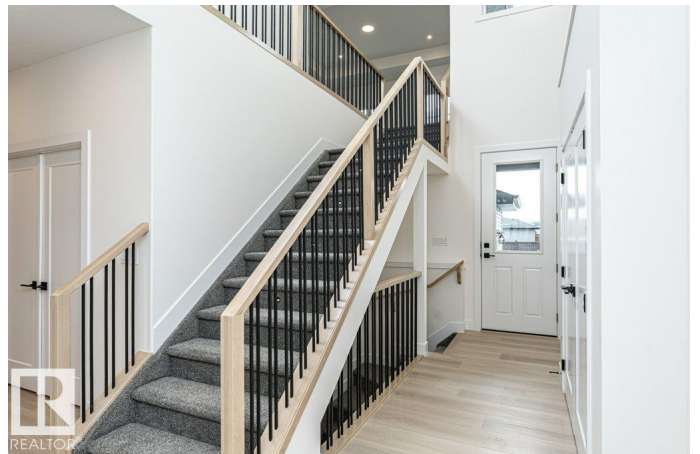
Welcome to this beautifully designed 3 bedroom, 2.5 bathroom home that blends comfort, style & functionality. From the moment you step inside, youâ€™re greeted by an open-to-above entryway that creates an impressive first impression and floods the space with natural light. The main floor offers a thoughtfully designed layout featuring a spacious den, perfect for a home office or flex space, and a warm, inviting living room centered around an oversized fireplaceâ€”ideal for cozy evenings or entertaining guests. The modern kitchen flows seamlessly into the dining and living areas, creating an open-concept atmosphere perfect for family life. Upstairs, youâ€™ll find a full laundry room with a sink for added convenience, plus three generously sized bedrooms, including a elegant primary suite complete with a 5-piece ensuite bathroom and walk-in closet. Subtle touches like in-stair lighting add style to this home. Additional features include a double attached garage, plenty of storage & quality finishes throughout.

Built in 2025

### Essential Information

MLS® # E4454012

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,497                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5 Patriot Way |
| Area        | Spruce Grove  |
| Subdivision | Prescott      |
| City        | Spruce Grove  |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7X 2W6       |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, HRV System |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Not Landscaped     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed            August 21st, 2025  
Days on Market      69  
Zoning                Zone 91

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