

# \$439,500 - 72 Patriot Way, Spruce Grove

MLS® #E4461936

**\$439,500**

3 Bedroom, 2.50 Bathroom, 1,579 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning 1,579 sqft Single-family home featuring 3 bedrooms and 2.5 baths offers both style and functionality. Enjoy the convenience of a SIDE ENTRANCE and parking pad, all while being steps from schools and a beautiful park. 9â€™™ CEILINGS creating an airy, spacious feel, 3 cm quartz counter tops through out house and DUAL-TONE cabinets for a sleek, sophisticated kitchen.Luxury vinyl plank flooring paired with cozy carpeted bedrooms,MDF shelving for organized storage and striking FEATURE WALLS for added character. Upgraded light fixtures that bring a warm, inviting ambiance.A BASEMENT with 2 WINDOWS, ready for your future development.This home truly combines location, luxury, and lifestyle!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461936  |
| Price          | \$439,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,579     |
| Acres          | 0.00      |



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

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 72 Patriot Way |
| Area        | Spruce Grove   |
| Subdivision | Prescott       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 2W6        |

### **Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                               |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Vinyl                       |
| Exterior Features | Commercial, Park/Reserve, Schools |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Vinyl                       |
| Foundation        | Concrete Perimeter                |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 13th, 2025 |
|-------------|--------------------|

Days on Market 15

Zoning Zone 91

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Listing information last updated on October 27th, 2025 at 10:47pm MDT