

## \$640,000 - 37 Meadowgrove Lane, Spruce Grove

MLS® #E4428024

**\$640,000**

4 Bedroom, 3.00 Bathroom, 2,161 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

This beautiful open to above, upgraded home features 4 bedrooms, 3 baths, a bonus room and a Study table. The main floor boasts luxury vinyl plank flooring, a versatile bedroom/den, a Full Washroom, a spacious family room and cozy fireplace. The modern kitchen is designed for both cooking and entertaining, complete with high-end cabinetry, quartz countertops, a large island, stainless steel appliances, and a pantry. A bright dining area with ample natural light is perfect for gatherings, while a convenient full bath completes this level. PROPERTY IS UNDER CONSTRUCTION AND PHOTOS ARE FROM SIMILAR HOME. COLOURS MAY VARY.

Upstairs, the primary suite offers a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bath, study table, a bonus room, and a laundry room provide plenty of space for the whole family. The unfinished basement comes with a separate entrance, offering endless possibilities for customization. Additional

Features: Deck, Wireless Bluetooth Speakers, Gas Hookup for BBQ.

Built in 2025

### Essential Information

MLS® # E4428024

Price \$640,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,161                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 37 Meadowgrove Lane |
| Area        | Spruce Grove        |
| Subdivision | McLaughlin_SPGR     |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0W2             |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached   |
| Is Waterfront | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

Exterior Features    Creek, Golf Nearby, Park/  
Shopping Nearby  
Roof                    Asphalt Shingles  
Construction        Wood, Stone, Vinyl  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            March 28th, 2025  
Days on Market       22  
Zoning                  Zone 91

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