

## \$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	3
Zoning	Zone 91

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