

# \$450,000 - 84 Meadowland Crescent, Spruce Grove

MLS® #E4459493

## \$450,000

3 Bedroom, 2.50 Bathroom, 1,496 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Step into comfort and style in this beautifully kept 2-storey home! The main floor features 9-ft ceilings, an open-concept layout, and a bright great room overlooking the backyard. The island kitchen offers quartz countertops, stainless steel appliances, a corner pantry, and flows easily into the dining area with access to the 10x10 pressure-treated deck. Upstairs, the spacious primary suite includes a walk-in closet and 3-piece ensuite with 5-ft shower. Two additional bedrooms, a 4-piece bath, and upper-floor laundry provide convenience for busy families. The insulated, drywalled double attached garage with opener completes this move-in ready home.

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4459493      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 84 Meadowland Crescent |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0A6                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| Stories           | 2                                                               |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 11                   |
| Zoning         | Zone 91              |

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