

## \$799,000 - 10 Meadowland Gardens, Spruce Grove

MLS® #E4459795

**\$799,000**

5 Bedroom, 3.50 Bathroom, 2,630 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this one-of-a-kind home nestled in a quiet cul-de-sac in the heart of Spruce Grove. Set on a massive pie-shaped lot backing onto walking paths and a pond, the beautifully kept yard is a private retreat with easy maintenance thanks to a high-tech in-ground sprinkler system. Inside, enjoy over 3,550 sqft, of living space with 9-ft ceilings and abundant natural light. The open-concept main floor offers a large island, granite countertops, stainless steel appliances, and a convenient walkthrough pantry. A flex room off the foyer makes the perfect office. Upstairs features a bonus room, laundry, and 4 spacious bedrooms, including a luxurious primary suite with spa-like ensuite. The fully finished basement includes heated floors, a huge rec space, 5th bedroom, and full bath. The heated oversized double garage provides plenty of room for vehicles, storage, and hobbies. This home blends space, comfort, and luxury in an unbeatable location!

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459795  |
| Price     | \$799,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,630                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10 Meadowland Gardens |
| Area        | Spruce Grove          |
| Subdivision | McLaughlin_SPGR       |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0N3               |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Barbecue-Built-In, Ceiling 10 ft., Closet Organizers, Deck, Fire Pit, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking Spaces | 5                                                                                                                                                  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                                                                              |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Level Land, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby, View Lake, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Brookwood School        |
| Middle     | Woodhaven Middle School |
| High       | Spruce Grove Composite  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 91              |

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Listing information last updated on October 5th, 2025 at 12:32pm MDT