

## \$375,000 - 7 Meadowview Court, Spruce Grove

MLS® #E4435901

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,410 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Charming 2-storey half-duplex with attached garage (11Wx22L, insulated) backing onto greenspace w/ playground in McLaughlin. This 1,403 sq ft (plus full basement) home features 9'™ ceiling and a fantastic, functional floor plan. On the open-concept main level: spacious entryway, 2-pc ensuite, living room w/ gas fireplace & built-in shelving, dining room w/ deck access and a great gourmet kitchen w/ two-tier island, glistening tile floors, built-in dishwasher & corner pantry. The upper level boasts 2 full bathrooms and 3 generous-sized bedrooms including the owner's™ suite with walk-in closet and 4-pc ensuite. The finished basement, w/ large family room & laundry, has plumbing roughed in for a future 4th bathroom. Outside: HOT TUB on the oversized deck, with two privacy walls & pergola. The fully-fenced back yard has gate access to walk straight out onto the park. Perfectly located within walking distance to the Tri Leisure Centre, nature trails, Superstore and so many other amenities. Plus NO condo fees!

Built in 2012

### Essential Information

MLS® #	E4435901
Price	\$375,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7 Meadowview Court
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N2

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Hot Tub, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Zoning	Zone 91

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Listing information last updated on May 12th, 2025 at 3:47pm MDT