

## \$439,900 - 41 Meadowland Crescent, Spruce Grove

MLS® #E4461007

**\$439,900**

4 Bedroom, 3.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Great value in this spacious, turnkey, fully finished duplex! Ideally located near Tri Leisure Centre & within walking distance to shopping, restaurants, parks, & trails, this home offers perfect blend of convenience & family living. As you enter, youâ€™re welcomed by tall ceilings, abundant natural light, & beautiful hardwood flooring throughout open-concept main floor. Living room flows seamlessly into the kitchen, which features a walk-through pantry, & dining area provides access to west-facing backyard â€“ perfect for entertaining with its large deck & gazebo. Mudroom & 2pc bath complete main level. Upstairs, primary bedroom is accessed through elegant double French doors & includes 4-pc ensuite & walk-in closet. Upper-level laundry adds everyday convenience, along with two additional bedrooms & another full bathroom. Fully finished basement offers even more living space, featuring cozy family room with fireplace, games area, wine room, 4th bedroom, & 3pc bath. Don't forget the double attached garage!

Built in 2013

### Essential Information

MLS® # E4461007

Price \$439,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,611         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 41 Meadowland Crescent |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0P9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Wall Mount                                                                                                     |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

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

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 91           |

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Listing information last updated on October 8th, 2025 at 3:02am MDT