

Courtesy Of David C St. Jean Of Exp Realty

## \$669,900 - 24 Meadowbrook Way, Spruce Grove

MLS® #E4418730

### \$669,900

5 Bedroom, 3.00 Bathroom, 2,605 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

The Accolade, a 2,604 sq. ft. Evolve model, offers comfort and functionality. It features a double attached garage, separate side entrance, 9' ceilings on both main and lower levels, and Luxury Vinyl Plank flooring. The main floor includes a welcoming foyer, two closets, a full 3-piece bath, and a bedroom with a walk-in closet. The open-concept kitchen, nook, and great room have quartz countertops, an island, a Silgranit sink, a chimney-style hood fan, ceiling-height cabinets, soft-close drawers, a corner pantry, and a full spice kitchen. Large windows and a garden door lead to the backyard. Upstairs, the primary suite includes a walk-in closet and a 5-piece ensuite with double sinks, a tub, and a glass-door shower. A bonus room, three additional bedrooms, a main bath, and a laundry area complete the upper level. The home also includes upgraded railings, basement rough-in plumbing, extra side windows, and an appliance package.

Built in 2025

### Essential Information

MLS® #	E4418730
Price	\$669,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,605
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	24 Meadowbrook Way
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0W2

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Millgrove School
Middle	Woodhaven Middle School
High	Composite High School

## Additional Information

Date Listed	January 21st, 2025
Days on Market	85
Zoning	Zone 91

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