

## \$379,900 - 17 Meadowview Court, Spruce Grove

MLS® #E4454605

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this bright and spacious 1472 sq ft half duplex with a unique layout and oversized single attached garage! Family friendly community close to all amenities and playground just steps away. South-facing property for maximum natural light, this home features 3 generous-sized bedrooms, 2.5 baths—including a stylish ensuite with barn door, walk-in closet, and blackout blinds in the primary bedroom. Enjoy engineered hardwood flooring, newer carpet, and fresh paint throughout. The open-concept main floor offers 9ft ceilings, a large dining area, and a well-equipped kitchen with centre island, corner pantry, and garden door leading to a large deck and fully fenced yard with a storage shed. Bonus room upstairs is perfect for a home office or playroom. Includes newer refrigerator, stove, built-in dishwasher, washer & dryer. Move-in ready and ideal for families, first-time buyers, or investors!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454605  |
| Price      | \$379,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,472         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Meadowview Court |
| Area        | Spruce Grove        |
| Subdivision | McLaughlin_SPGR     |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0N2             |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Deck, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 3                                                |
| Parking        | Over Sized, Single Garage Attached               |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Mantel                                                                                                                                             |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 91           |

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Listing information last updated on September 2nd, 2025 at 4:32pm MDT