

## \$650,000 - 82 Meadowland Way, Spruce Grove

MLS® #E4439609

**\$650,000**

5 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

2021-built WALKOUT 2-storey with IN-LAW SUITE and attached TRIPLE GARAGE (28Wx24L) in a quiet cul-de-sac in McLaughlin. This beautiful 2,084 sq ft (plus full basement) home features top floor laundry, 10'™ ceilings, vinyl plank flooring and a fantastic modern floor plan with plenty of natural light. On the main level: office, 2-pc powder room, stunning living room w/ soaring ceiling & gas fireplace, bright dining room w/ balcony access and gourmet kitchen w/ large eat-up island, gas stove top, built-in wall oven & walk-through pantry to mud room/garage. Upstairs: bonus room overlooking main, laundry, 2 full bathrooms and 3 bedrooms including the owner's™ suite w/ walk-in closet & luxe jacuzzi 5-pc ensuite. Walkout basement: 2 additional bedrooms, 4-pc bathroom, kitchenette, family room w/ patio access; separate furnace, entrance & roughed-in for laundry. Large pie-shaped lot, partially fenced, landscaped. Located near Tri Leisure Centre, walking trails, parks and all the amenities of Spruce Grove. Must see!

Built in 2021

### Essential Information

MLS® # E4439609

Price \$650,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	82 Meadowland Way
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S4

### Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Front Drive Access, Insulated, Over Sized, Parking Pad Cement/Paved, RV Parking, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Cul-De-Sac, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 30th, 2025

Days on Market        74

Zoning                      Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 10:02pm MDT