

## \$415,000 - 13 Meadowland Crescent, Spruce Grove

MLS® #E4435848

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,478 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Charming 3-Bedroom Home in McLaughlin, Spruce Grove! Welcome to this delightful 1478 sq ft home nestled in the sought-after community of McLaughlin. This home offers a perfect blend of comfort and convenience, making it an ideal choice for families and professionals alike. It's situated close to schools, parks, and walking paths and is just minutes to shopping, restaurants, Highway 16/16A, and the Tri-Leisure Centre. Step off the dining area onto the back deck and enjoy the fully fenced yard, perfect for outdoor gatherings. The interior has been recently updated with a fresh paint, making the home feel bright and inviting. On the upper floor, the large master bedroom features a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a 4-piece main bath complete the upper floor. The unfinished basement offers ample space for future development to suit your needs. Parking is convenient with a single car garage and a driveway for additional parking.

Built in 2013

### Essential Information

MLS® # E4435848

Price \$415,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Meadowland Crescent
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P9

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Slab

**Additional Information**

Date Listed                      May 10th, 2025

Days on Market                5

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 May 14th, 2025 at 9:47pm MDT