

\$549,900 - 35 Meadowgrove Lane, Spruce Grove

MLS® #E4452152

\$549,900

3 Bedroom, 3.00 Bathroom, 2,167 sqft
Single Family on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

Welcome to this brand-new home in the sought-after community of McLaughlin in Spruce Grove, where elegance, comfort, and functionality blend seamlessly. From the moment you enter, soaring open-to-above ceilings and abundant natural light create a warm, inviting atmosphere throughout the open-concept living and dining areas—perfect for entertaining or everyday living. The main floor features a spacious walk-in coat closet, a full bathroom, a versatile den ideal for a home office or guest room, a stylish kitchen with a central island, and a separate spice kitchen for added culinary convenience. Upstairs, you’ll find two well-sized bedrooms and a luxurious primary suite complete with a spa-inspired 5-piece ensuite. A convenient side entrance offers flexibility for future basement development, making this home perfect for growing families or multi-generational living.



Built in 2025

Essential Information

MLS® #	E4452152
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	2,167
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	35 Meadowgrove Lane
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0W2

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 8th, 2025

Days on Market 37

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 September 14th, 2025 at 4:02am MDT