

## \$599,888 - 82 Meadowlink Common, Spruce Grove

MLS® #E4432682

**\$599,888**

3 Bedroom, 2.50 Bathroom, 2,064 sqft

Single Family on 0.00 Acres

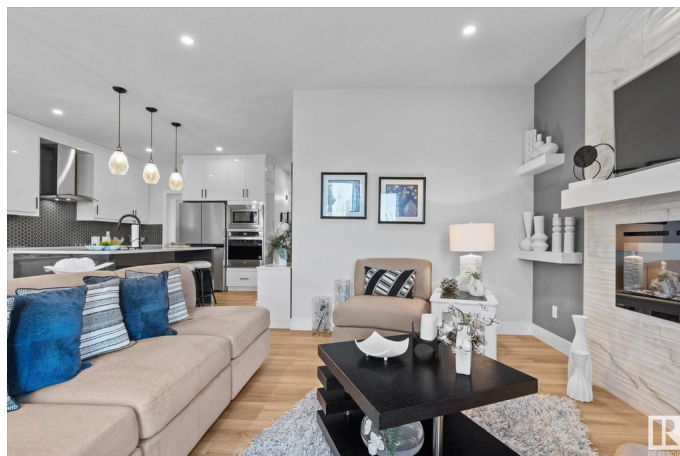
McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this immaculate, beautifully designed, warm, and spacious family home. Pride of ownership exudes here. Superb in design, sophistication, spaciousness & LOCATION! Excellence flows throughout. Featuring a quartz-laden designer kitchen, with high-quality stainless appliances, a walk-through pantry, an island & dining room. A cozy fireplace adorns the living/gathering room. Upstairs, you will find a large bonus room, a perfectly positioned upstairs laundry room, and three good-sized bedrooms. The grand primary bedroom boasts a 4-piece ensuite and a large walk-in closet. The bright, comforting East-facing morning sun radiates natural light throughout, keeping your indoor space cool. Backing a walking trail, fully fenced, with beautiful no-maintenance landscaping! Turn the key, sit back and relax, enjoying the comfort of your outdoor oasis! Steps to parks, transit, golfing & shopping!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432682  |
| Price      | \$599,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,064                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 82 Meadowlink Common |
| Area        | Spruce Grove         |
| Subdivision | McLaughlin_SPGR      |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 2X3              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 72               |
| 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 July 6th, 2025 at 6:02am MDT