

# \$575,000 - 7 Patriot Way, Spruce Grove

MLS® #E4436899

**\$575,000**

4 Bedroom, 2.50 Bathroom, 2,211 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning 4-bedroom, 2.5-bath home in Spruce Grove’s sought-after Prescott community. With 2,211 sq ft of thoughtfully designed space, this home is perfect for families. The main floor features an open-concept layout with a cozy fireplace, a versatile den, and a spacious kitchen ideal for entertaining. Upstairs, enjoy a large bonus room and four generous bedrooms, including a primary suite with a walk-in closet and private ensuite. Located close to parks, schools, and amenities, this home offers comfort, convenience, and room to grow. Listed at \$575,000, it's the perfect blend of style and function.



7 Patriot Wy, Spruce Grove, AB

Main Floor Exterior Area 915.10 sq ft  
Interior Area 841.07 sq ft  
Excluded Area 517.74 sq ft



7 Patriot Wy, Spruce Grove, AB

2nd Floor Exterior Area 1296.03 sq ft  
Interior Area 1208.39 sq ft



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4436899      |
| Price          | \$575,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,211         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7 Patriot Way |
| Area        | Spruce Grove  |
| Subdivision | Prescott      |
| City        | Spruce Grove  |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7X 2W6       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 52             |
| Zoning         | Zone 91        |

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