

Courtesy Of Nadia Glavonjic Of Sterling Real Estate

# \$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

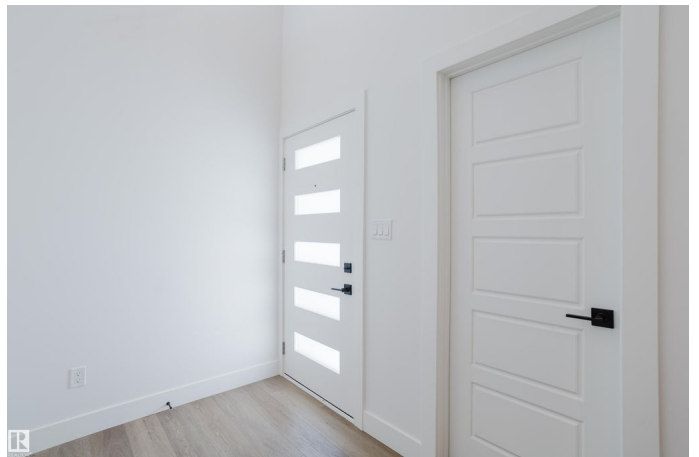
McLaughlin\_SPGR, Spruce Grove, AB

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™ 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 30

Zoning Zone 91

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Listing information last updated on September 7th, 2025 at 7:32pm MDT