

## \$739,999 - 1 Meadowlink Gate, Spruce Grove

MLS® #E4420295

**\$739,999**

5 Bedroom, 3.50 Bathroom, 2,254 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

This stunning home sits in a quiet cul-de-sac in the heart of Spruce Grove, offering peace and convenience. Walk to amenities like stores, the rec centre, bus stops, trails, and an off-leash dog park. With over 2,200 sq ft, it features 3+2 bedrooms, 3.5 baths, a bonus room, and 9-ft ceilings. The main floor boasts vinyl plank flooring, a den, and a family room with an 18-ft ceiling and striking fireplace. The chef's kitchen has high-gloss cabinetry, quartz counters, a large island, wet bar, stainless steel appliances, and a walk-through pantry. Upstairs, the primary suite includes a 5-piece ensuite, walk-in closet, two bedrooms, a full bath, laundry, and a bonus room. The basement has a legal suite with a private entrance, full kitchen, dining, 4-piece bath, and storage—great rental potential! Close to schools, shopping, and highway access, this home is a rare find in McLaughlin. Don't miss out

Built in 2021

### Essential Information

MLS® #	E4420295
Price	\$739,999
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,254
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Meadowlink Gate
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0W1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Guest Suite, No Smoking Home, Patio, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Storage Shed, Washer, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 4th, 2025
Days on Market	89
Zoning	Zone 91

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