

\$639,800 - 22 Meadowbrook Point, Spruce Grove

MLS® #E4422491

\$639,800

4 Bedroom, 2.50 Bathroom, 2,228 sqft
Single Family on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

UPGRADED SHOWHOME IN MCLAUGHLIN!

This beautiful open to above, upgraded home features 4 bedrooms, 2.5 baths, a bonus room, and soaring 9-ft ceilings on all levels. The main floor boasts luxury vinyl plank flooring, a versatile bedroom/den, and a spacious family room and cozy fireplace.

The modern kitchen is designed for both cooking and entertaining, complete with high-end cabinetry, quartz countertops, a large island, stainless steel appliances, and a walk-through pantry. A bright dining area with ample natural light is perfect for gatherings, while a convenient half bath completes this level.

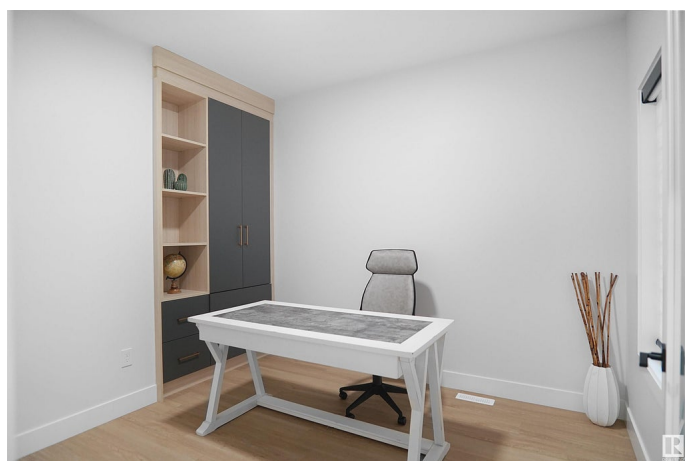
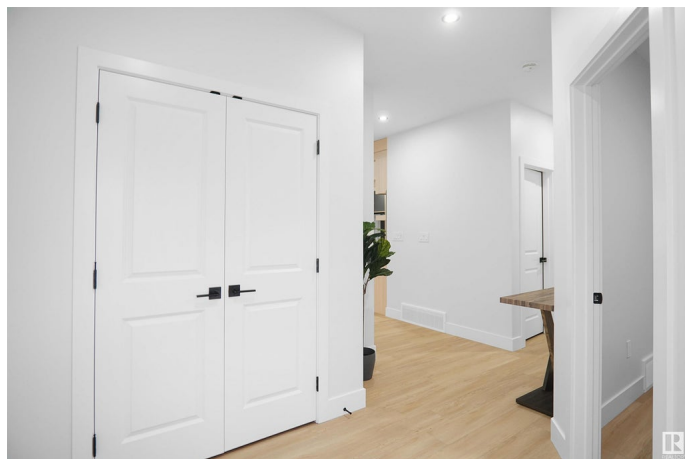
Upstairs, the primary suite offers a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bath, a bonus room, and a laundry room provide plenty of space for the whole family. The unfinished basement comes with a separate entrance, offering endless possibilities for customization.

Additional Features:Deck,Wireless Bluetooth Speakers,Gas Hookup for BBQ.

Built in 2024

Essential Information

MLS® #	E4422491
Price	\$639,800
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,228
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22 Meadowbrook Point
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2N9

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Creek, Golf Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 21st, 2025
Days on Market	43
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 April 5th, 2025 at 5:02am MDT