

\$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 offers over 2,200 sq ft of premium living space with 3+2 bedrooms, 3.5 baths, a bonus room, and 9-foot ceilings on every level. The main floor features vinyl plank flooring, a den, and a family room with an 18-foot ceiling and elegant fireplace. The chef-inspired kitchen includes high-gloss cabinetry, quartz countertops, an expansive island, wet bar, stainless steel appliances, and a walk-through pantry. A bright dining area and half bath complete the level. Upstairs, the primary suite boasts a 5-piece spa-like ensuite and walk-in closet, with two additional bedrooms, a full bath, laundry, and a bonus room nearby. The basement features a gorgeous legal suite with a private entrance, nearly 1,000 sq ft of living space, two bedrooms, a full kitchen, dining area, 4-piece bath, and storage—offering exceptional rental potential. Close to schools, shopping, and access to the highway. Don't miss this incredible opportunity in McLaughlin!

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 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 38

Zoning Zone 91

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