# \$642,800 - 22 Prescott Boulevard, Spruce Grove

MLS® #E4431111

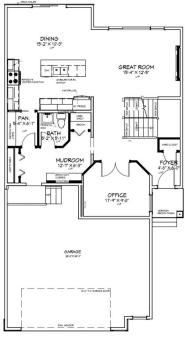
#### \$642,800

3 Bedroom, 2.50 Bathroom, 2,276 sqft Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Stunning New Build on a 32' pocket by Legacy Signature Homes! This beautifully crafted home offers a perfect blend of modern design and everyday functionality. The main floor features a spacious den, a stylish half bath & a dream kitchen complete with premium Dekton countertops, cabinet lighting and a convenient walkthrough pantry that flows into a well-organized mudroom. Upstairs, you'll find a versatile bonus room, a full laundry room and two generously sized bedrooms that share a modern 4-piece bathroomâ€"also finished with elegant Dekton countertops. The show-stopping primary suite offers ample space, a luxurious 5-piece ensuite and a spacious walk-in closet for all your wardrobe needs. The finished stairwell to the basement gives the home a polished, complete feel and the basement is ready for development to suit your lifestyle. Enjoy the extra space in the oversized double garage with floor drain and plenty of room for storage. Located within walking distance to schools, Jubilee Park & all amenities!





Built in 2025

## **Essential Information**

MLS® # E4431111 Price \$642,800 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,276

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 22 Prescott Boulevard

Area Spruce Grove

Subdivision Prescott

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0R5

#### **Amenities**

Amenities Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke,

Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Green Building, HRV

System

Parking Double Garage Attached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, No Back Lane, F

Schools, Shopping Nearby, F

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Slab

#### **School Information**

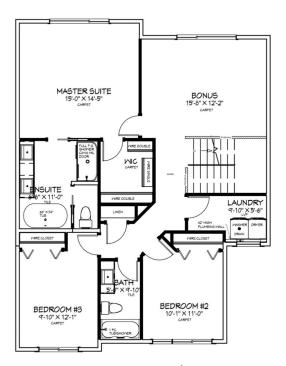
Elementary Prescott Learning Centre

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 4

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 20th, 2025 at 2:02am MDT