

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

MLS® #E4420295

**\$739,999**

5 Bedroom, 3.5 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 Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| 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 67  
Zoning Zone 91

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Listing information last updated on April 11th, 2025 at 11:32pm MDT