

# \$549,900 - 35 Meadowgrove Lane, Spruce Grove

MLS® #E4452152

## \$549,900

3 Bedroom, 3.00 Bathroom, 2,167 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this brand-new home in the sought-after community of McLaughlin in Spruce Grove, where elegance, comfort, and functionality blend seamlessly. From the moment you enter, soaring open-to-above ceilings and abundant natural light create a warm, inviting atmosphere throughout the open-concept living and dining areas—perfect for entertaining or everyday living. The main floor features a spacious walk-in coat closet, a full bathroom, a versatile den ideal for a home office or guest room, a stylish kitchen with a central island, and a separate spice kitchen for added culinary convenience. Upstairs, you’ll find two well-sized bedrooms and a luxurious primary suite complete with a spa-inspired 5-piece ensuite. A convenient side entrance offers flexibility for future basement development, making this home perfect for growing families or multi-generational living.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452152  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,167                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 35 Meadowgrove Lane |
| Area        | Spruce Grove        |
| Subdivision | McLaughlin_SPGR     |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0W2             |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                      |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Remote Control                          |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed August 8th, 2025

Days on Market 40

Zoning Zone 91

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Listing information last updated on September 17th, 2025 at 8:17am MDT