

# \$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.

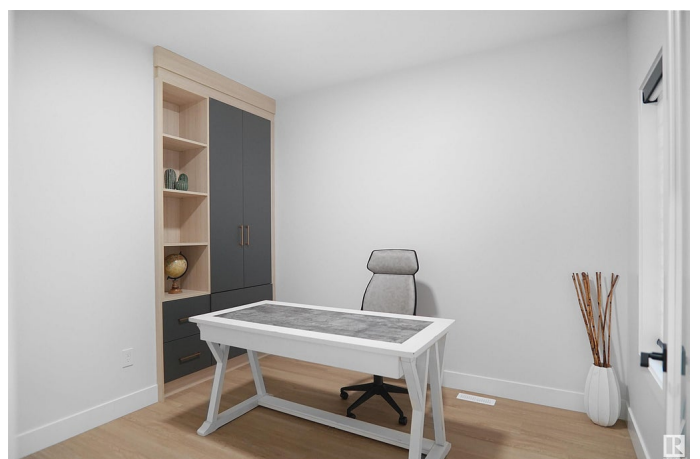
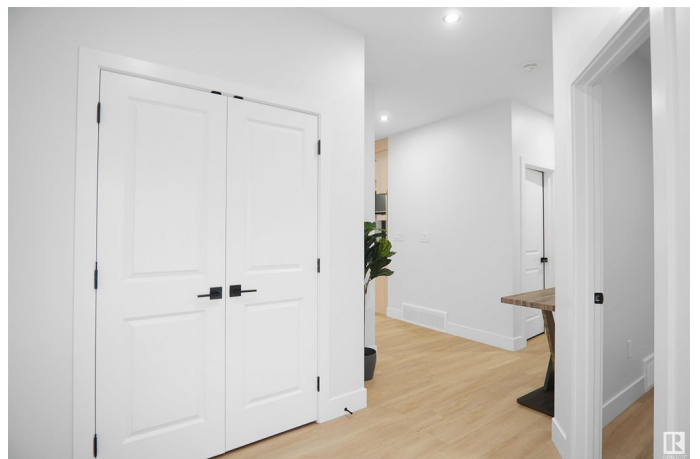
Upstairs, the primary suite offers a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bath, a bonus room, and a laundry room provide plenty of space for the whole family. The unfinished basement comes with a separate entrance, offering endless possibilities for customization.

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	44
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 6th, 2025 at 1:17pm MDT