## \$469,000 - 49 Patriot Way, Spruce Grove

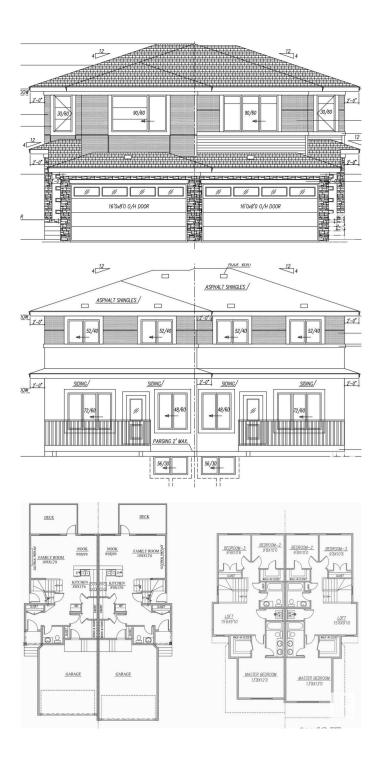
MLS® #E4435493

## \$469,000

3 Bedroom, 2.50 Bathroom, 1,572 sqft Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Beautiful Duplex in Prescott, Spruce Grove! Welcome to Prescott, a serene and family-friendly community. This front double attached garage duplex backs onto greenspace and includes a finished deckâ€"perfect for relaxing outdoors. The open-concept main floor features a walk-thru pantry and a functional layout ideal for everyday living. Upstairs, the primary suite at the front offers a 5-piece ensuite, while two additional bedrooms, a laundry closet, and a cozy loft complete the level. Includes a separate side entry for future basement development. This home has it allâ€"comfort, space, and potential!



Built in 2025

## **Essential Information**

| MLS® #         | E4435493      |
|----------------|---------------|
| Price          | \$469,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,572         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Туре           | Single Family |
|                |               |

|                       | Sub-Type          | Half Duplex  |  |
|-----------------------|-------------------|--|--|
|                       | Style             | 2 Storey   |  |
|                       | Status            | Active   |  |
| Community Information |                   |  |  |
|                       | Address           | 49 Patriot Way   |  |
|                       | Area              | Spruce Grove   |  |
|                       | Subdivision       | Prescott   |  |
|                       | City              | Spruce Grove   |  |
|                       | County            | ALBERTA  |  |
|                       | Province          | AB   |  |
|                       | Postal Code       | T7X 2W6  |  |
|                       | Amenities         |  |  |
|                       | Amenities         | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |  |
|                       | Parking           | Double Garage Attached   |  |
|                       | Interior          |  |  |
|                       | Interior Features | ensuite bathroom   |  |
|                       | Appliances        | Dishwasher - Energy Star, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric                    |  |
|                       | Heating           | Forced Air-1, Natural Gas  |  |
|                       | Stories           | 2  |  |
|                       | Has Basement      | Yes  |  |
|                       | Basement          | Full, Unfinished   |  |
|                       | Exterior          |  |  |
|                       | Exterior          | Wood, Vinyl  |  |
|                       | Exterior Features | r Features Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby   |  |
|                       | Roof              | Asphalt Shingles   |  |
|                       | Construction      | Wood, Vinyl  |  |
|                       | Foundation        | Concrete Perimeter   |  |

Foundation Concrete Perimeter

## **Additional Information**

| Date Listed    | May 9th, 2025 |
|----------------|---------------|
| Days on Market | 85            |
| Zoning         | Zone 91       |

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Listing information last updated on August 2nd, 2025 at 7:47am MDT