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

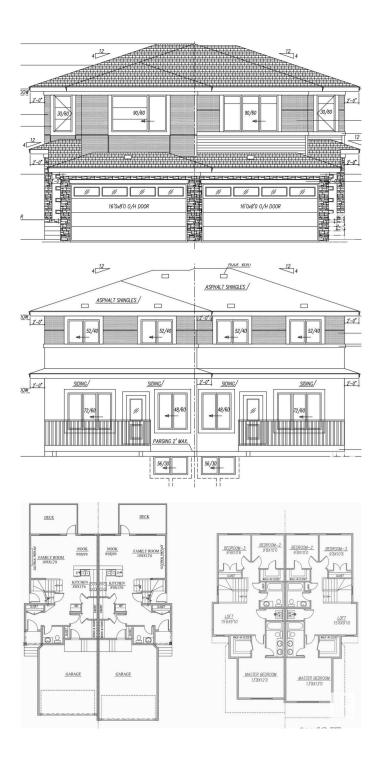
MLS® #E4435493

\$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