

# \$529,000 - 76 Patriot Way, Spruce Grove

MLS® #E4447906

**\$529,000**

4 Bedroom, 4.00 Bathroom, 1,510 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

ATTENTION INVESTORS! Welcome to this stunning home built by Cranston Master Builder with LEGAL SECONDARY SUITE featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™™ll find a spacious primary bedroom with a 4-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The basement has a separate entrance to its very own legal secondary suite! Perfect for a rent helper or to maximize your investment! Outside, enjoy the added convenience of a double detached garage! \*Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ. Some Photos virtually staged.

Built in 2025

## Essential Information

MLS® #	E4447906
Price	\$529,000
Bedrooms	4
Bathrooms	4.00



THE GERMAINE

REAR LANE SINGLE FAMILY HOME

TOTAL SQUARE FOOTAGE 1,510 sf  
BEDROOMS 3 | BATHROOMS 2.5

Detached Double Car Garage

Legal Basement Suite with Separate Entrance



- Spacious main floor with open concept living room, dining area and rear kitchen.

1
- Separate mudroom and additional closet space for storage.

2
- Second floor features a primary bedroom with walk-in closet and ensuite, two additional bedrooms a full bathroom and upper floor laundry.

3
- The fully finished legal basement suite has a separate entrance and includes a spacious living area, bedroom, and a full bathroom.

4

Full Baths	4
Square Footage	1,510
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	76 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 14th, 2025  
Days on Market 8  
Zoning Zone 91



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