## \$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

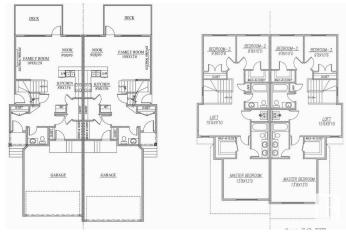
Square Footage 1,572

Acres 0.00

Year Built 2025

Type 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 Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information** 

Date Listed May 9th, 2025

Days on Market 85

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 August 2nd, 2025 at 3:02pm MDT