

# \$449,990 - 58 Patriot Way, Spruce Grove

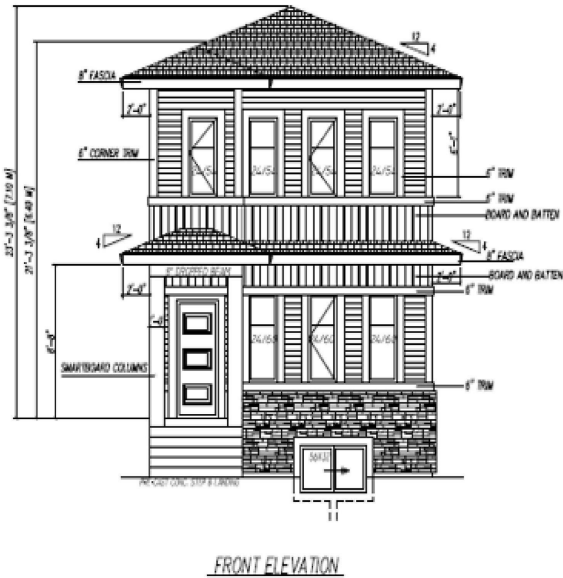
MLS® #E4446024

**\$449,990**

3 Bedroom, 2.50 Bathroom, 1,579 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning 1,579 sqft Single-family home featuring 3 bedrooms and 2.5 baths offers both style and functionality. Enjoy the convenience of a SIDE ENTRANCE and parking pad, all while being steps from schools and a beautiful park. 9â€™™ CEILINGS creating an airy, spacious feel, 3 cm quartz countertops throughtout house and DUAL-TONE cabinets for a sleek, sophisticated kitchen.Luxury vinyl plank flooring paired with cozy carpeted bedrooms,MDF shelving for organized storage and striking FEATURE WALLS for added character. Upgraded light fixtures that bring a warm, inviting ambiance.A BASEMENT with 2 WINDOWS, ready for your future development.This home truly combines location, luxury, and lifestyle!



Built in 2024

## Essential Information

MLS® #	E4446024
Price	\$449,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00

Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	58 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

### Amenities

Amenities	Ceiling 9 ft., No Animal Home
Parking	Parking Pad Cement/Paved

### Interior

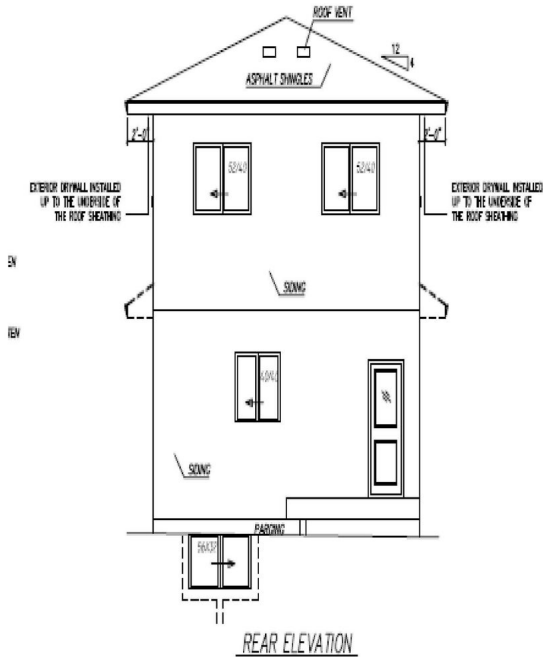
Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	1



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Listing information last updated on July 5th, 2025 at 10:17am MDT