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

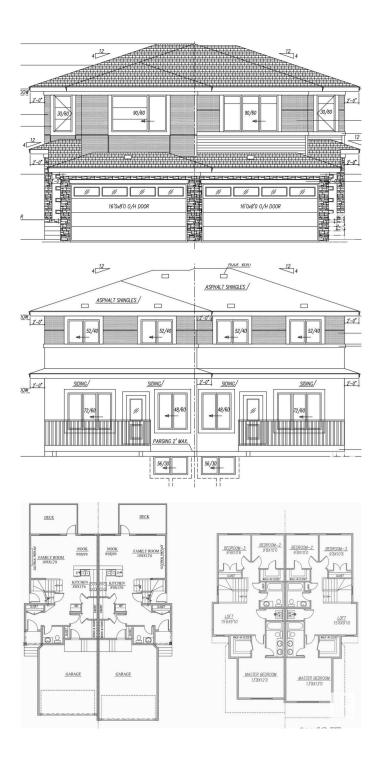
MLS® #E4435493

## \$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	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	40
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 June 18th, 2025 at 2:32am MDT