

## \$479,000 - 88 Patriot Way, Spruce Grove

MLS® #E4430553

**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning home built by Cranston Master Builder 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 unfinished basement has SIDE DOOR entry, offering possibilities to build suite with builder or later on! 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® #         | E4430553  |
| Price          | \$479,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| 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     | 88 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-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Direct Vent               |
| Stories           | 2                         |
| 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 | April 11th, 2025 |
|-------------|------------------|

Days on Market 20

Zoning Zone 91

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Listing information last updated on May 1st, 2025 at 4:02pm MDT