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

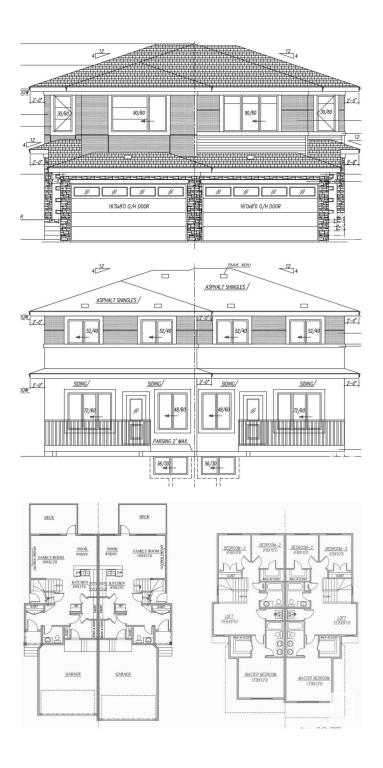
MLS® #E4435493

## \$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			
Roof	Asphalt Shingles		
Construction	Wood, Vinyl		
Foundation	Concrete Perimeter		

Foundation Concrete Perimeter

## **Additional Information**

Date Listed	May 9th, 2025
Days on Market	30
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 8th, 2025 at 3:17am MDT