

\$439,900 - 41 Meadowland Crescent, Spruce Grove

MLS® #E4461007

\$439,900

4 Bedroom, 3.50 Bathroom, 1,611 sqft
Single Family on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

Great value in this spacious, turnkey, fully finished duplex! Ideally located near Tri Leisure Centre & within walking distance to shopping, restaurants, parks, & trails, this home offers perfect blend of convenience & family living. As you enter, youâ€™re welcomed by tall ceilings, abundant natural light, & beautiful hardwood flooring throughout open-concept main floor. Living room flows seamlessly into the kitchen, which features a walk-through pantry, & dining area provides access to west-facing backyard â€“ perfect for entertaining with its large deck & gazebo. Mudroom & 2pc bath complete main level. Upstairs, primary bedroom is accessed through elegant double French doors & includes 4-pc ensuite & walk-in closet. Upper-level laundry adds everyday convenience, along with two additional bedrooms & another full bathroom. Fully finished basement offers even more living space, featuring cozy family room with fireplace, games area, wine room, 4th bedroom, & 3pc bath. Don't forget the double attached garage!

Built in 2013

Essential Information

MLS® #	E4461007
Price	\$439,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	41 Meadowland Crescent
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P9

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 6th, 2025
Days on Market	21
Zoning	Zone 91

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Listing information last updated on October 27th, 2025 at 11:17am MDT