

# \$535,000 - 44 Prescott Boulevard, Spruce Grove

MLS® #E4443823

## \$535,000

3 Bedroom, 2.50 Bathroom, 1,869 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

1868 sq ft 2 Storey home featuring 2 generous-sized bedrooms plus a huge primary suite with a massive walk-in closet, with a 5 piece ensuite. Another full bathrooms and spearate laundry room complete the upstairs of this home. An open-concept main floor with a beautiful kitchen showcasing granite countertops and stainless steel appliances, 1/2 bath and living room with an electric fireplace. The fresh Paint and new Carpets make this home is move in ready. The basement is open and awaitng your touches to make it even bigger for the family to have their own space! The fully fenced backyard is perfect for relaxing or entertaining, complete with a hot tub, gazebo, and storage shed. Located in a desirable neighbourhood close to amenities, this home offers comfort, style, and plenty of space for the whole family.



Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443823  |
| Price          | \$535,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,869     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44 Prescott Boulevard |
| Area        | Spruce Grove          |
| Subdivision | Prescott              |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0R4               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Detectors Smoke, Fire |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached, He  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Storage Shed, S<br>Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 115             |
| Zoning         | Zone 91         |



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Listing information last updated on October 16th, 2025 at 6:17am MDT