

## \$629,900 - 69 Meadowgrove Lane, Spruce Grove

MLS® #E4457632

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,413 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

This brand-new 2-storey home in McLaughlin, Spruce Grove blends modern elegance with rare natural beauty, backing onto a serene ravine with a walkout basement for uninterrupted views of lush trees and wildlife. The main floor features a bright bedroom, full bathroom, spacious step-down living room with a cozy fireplace, and an open-concept layout with two dramatic open-to-below areas that flood the home with natural light. The gourmet kitchen boasts sleek quartz counters, premium cabinetry, and quality finishes throughout. Upstairs offers three expansive bedrooms, including a stunning primary suite, a second full bathroom, and a generous bonus room with its own fireplace—perfect for family gatherings or hosting guests. High-end craftsmanship, thoughtful design, and a peaceful location make this home the perfect balance of luxury, comfort, and nature, ideal for growing families or anyone seeking a refined retreat surrounded by beauty and tranquility.

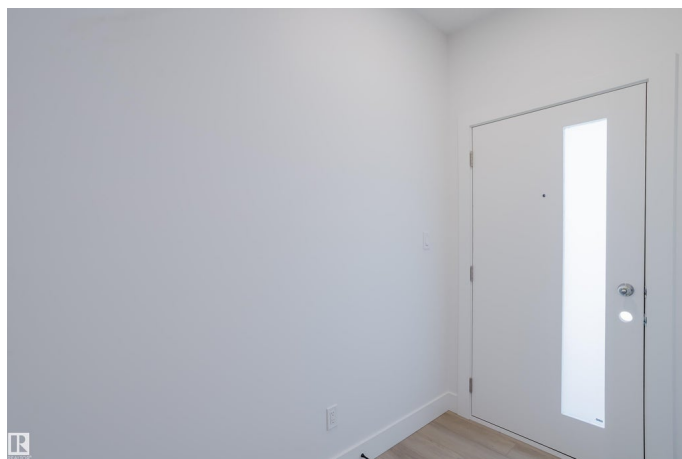
Built in 2025

### Essential Information

MLS® # E4457632

Price \$629,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,413                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 69 Meadowgrove Lane |
| Area        | Spruce Grove        |
| Subdivision | McLaughlin_SPGR     |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0W2             |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                       |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Remote Control                          |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 91              |

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Listing information last updated on September 16th, 2025 at 6:32am MDT