

\$425,000 - 17 Meadowland Crescent, Spruce Grove

MLS® #E4455015

\$425,000

3 Bedroom, 2.50 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

Welcome to 17 Meadowland Crescent, this well maintained half duplex has 3 bedrooms, 2.5 bathrooms & a heated double attached garage. On the main floor you will enjoy the open concept living with large windows. The kitchen has quartz counters, tile backslash, SS appliances, large island & walk through pantry leading to a mudroom with a built-in bench with hooks & access to the garage which fits a full size truck. The dining space is large enough for a big table with access to the deck with privacy wall in the south facing backyard, backing onto an alley. Also on the main floor is a 2p bathroom. Upstairs, are 3 bedrooms including the king size primary suite with a 3p ensuite & walk in closet. There is another 4p bath, a bonus room with a glass surround for a private office or second living area & a laundry room with retractable drying racks. The basement is left unfinished for future development but has a nice layout with 2 windows. This location is close to the Tri-leisure, restaurants & public transit.

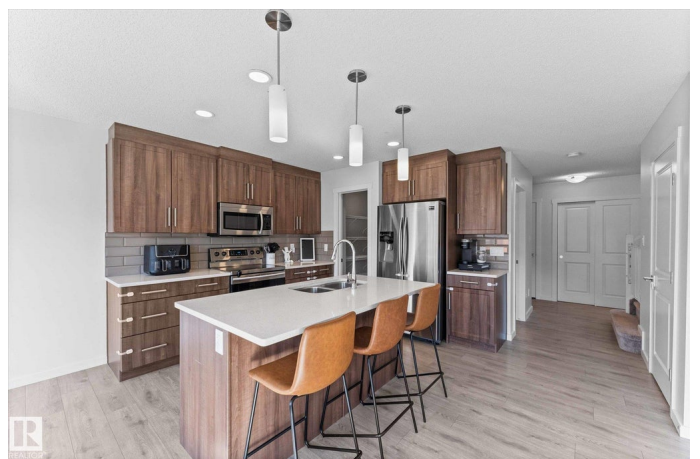
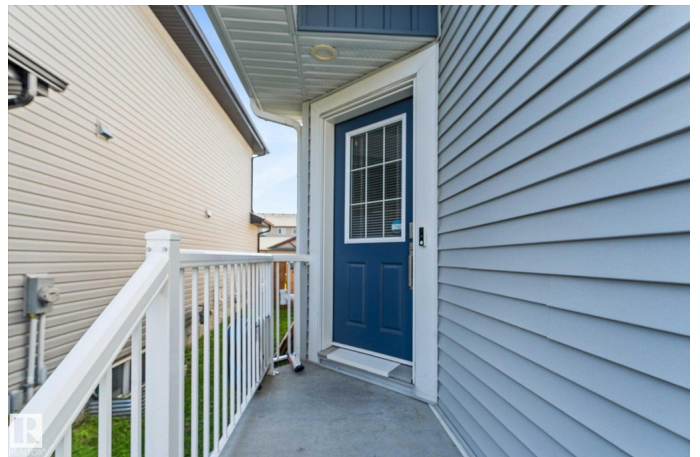
Built in 2018

Essential Information

MLS® # E4455015

Price \$425,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17 Meadowland Crescent
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P9

Amenities

Amenities	Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

Days on Market 10

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 September 7th, 2025 at 9:31am MDT