# \$469,000 - 51 Patriot Way, Spruce Grove

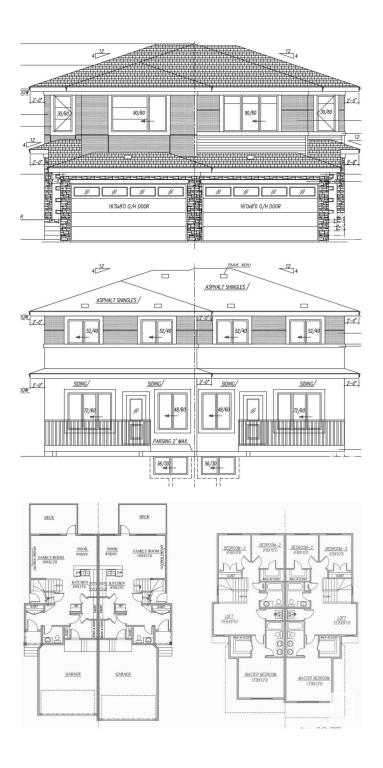
MLS® #E4435496

#### \$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® #	E4435496
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 Style Status	Half Duplex 2 Storey Active		
Community In	ormation		
Address	51 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	Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby,
	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	May 9th, 2025
Days on Market	49
Zoning	Zone 91

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Listing information last updated on June 27th, 2025 at 4:02pm MDT