

## \$594,900 - 18 Meadowlink Point(e), Spruce Grove

MLS® #E4458453

**\$594,900**

3 Bedroom, 2.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

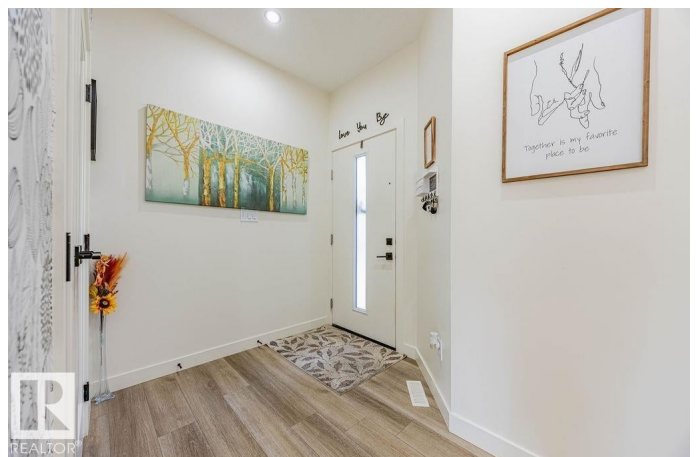
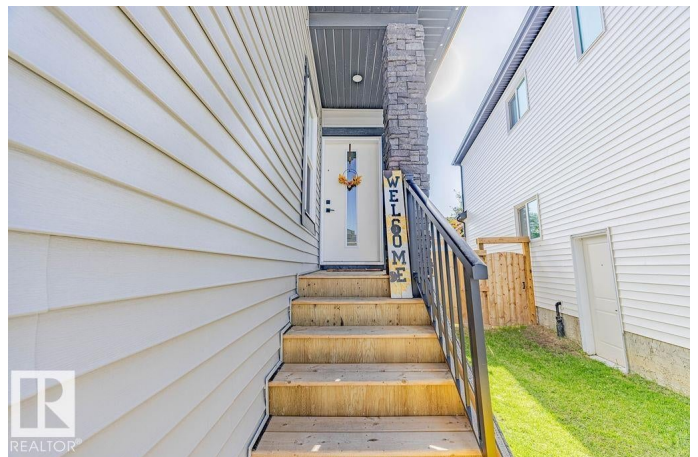
WOW! Are you looking for a modern home that's upgraded throughout & move in ready w/ SEPARATE ENTRANCE? Craving cul-de-sac living & a SOUTH FACING BACKYARD that's fully fenced w/ deck & BBQ gasline ready to go? This is THE ONE! The open concept main floor has stunning 2 storey ceilings & a spacious great room w/ fireplace. Opening onto the large kitchen, you'll enjoy entertaining with your large island & a ton of built in shelving. Check out the upgraded finishes at every turn including black stainless steel appliances (goodbye fingerprints!). The walkthrough pantry takes you towards the oversized, heated, truck friendly garage. You'll also find a spacious den on the main floor & half bath. Upstairs, the primary suite has stunning ceiling details, a walk-in closet & upgraded ensuite w/ dual sinks, a glass shower & soaker tub. The 2nd floor also has a central bonus room, bedrooms 2 & 3 plus the main bath & laundry. Upgrades include: 9' main ceilings, A/C, gemstone lights & storage shed. Flexible possession.

Built in 2023

### Essential Information

MLS® # E4458453

Price \$594,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,083                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 18 Meadowlink Point(e) |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 3G3                |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Smart/Program. Thermostat |
| Parking   | Double Garage Attached, Over Sized                                                 |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Millgrove              |
| Middle     | Woodhaven              |
| High       | Spruce Grove Composite |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 12th, 2025 at 9:02pm MDT