

## \$350,000 - 26 Meadowland Crescent, Spruce Grove

MLS® #E4451643

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,334 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

I'm looking for the perfect family to embrace and nurture. Life for me started in 2013, and I have upgraded myself over the years with a new Furnace and AC. I am here to ease your mind, make life easier for your family, so you can focus on making memories. My three bedrooms upstairs watched my last family's kids grow, from first steps to bedtime stories each night. The back yard is fully fenced with a side access, keeping the little ones safe while they play. My main floor laundry makes busy family life easier and I am more like a half duplex than a townhome. I only share one wall with my quiet friends next door. My double garage will hide your vehicles from Alberta storms, while providing safe storage for other family valuables. Through every season, celebration or chaotic bedtime routine, I'll be there to shelter your family. I'm positioned perfectly in McLaughlin near great schools, big playgrounds and walking trails. My name is Meadow, I'm ready to protect and nurture your family's story.

Built in 2013

### Essential Information

MLS® # E4451643

Price \$350,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,334                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 26 Meadowland Crescent |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0P9                |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, See Remarks, HRV System |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025

Days on Market                5

Zoning                            Zone 91

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Listing information last updated on August 12th, 2025 at 1:32am MDT