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

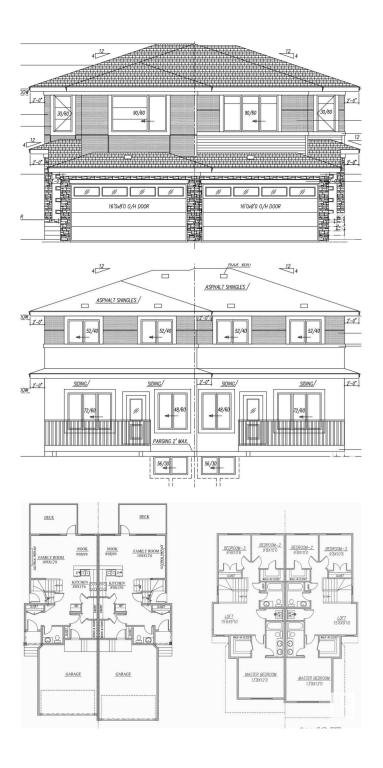
MLS® #E4435496

### \$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	formation
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	81
Zoning	Zone 91

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Listing information last updated on July 29th, 2025 at 2:02am MDT