

\$439,500 - 72 Patriot Way, Spruce Grove

MLS® #E4461936

\$439,500

3 Bedroom, 2.50 Bathroom, 1,579 sqft
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning 1,579 sqft Single-family home featuring 3 bedrooms and 2.5 baths offers both style and functionality. Enjoy the convenience of a SIDE ENTRANCE and parking pad, all while being steps from schools and a beautiful park. 9â€™™ CEILINGS creating an airy, spacious feel, 3 cm quartz counter tops through out house and DUAL-TONE cabinets for a sleek, sophisticated kitchen.Luxury vinyl plank flooring paired with cozy carpeted bedrooms,MDF shelving for organized storage and striking FEATURE WALLS for added character. Upgraded light fixtures that bring a warm, inviting ambiance.A BASEMENT with 2 WINDOWS, ready for your future development.This home truly combines location, luxury, and lifestyle!

Built in 2025

Essential Information

MLS® #	E4461936
Price	\$439,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	72 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 13th, 2025
-------------	--------------------

Days on Market 2

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 October 15th, 2025 at 10:17am MDT