\$469,000 - 49 Patriot Way, Spruce Grove

MLS® #E4435493

\$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® # E4435493 Price \$469,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2 Half Baths 1

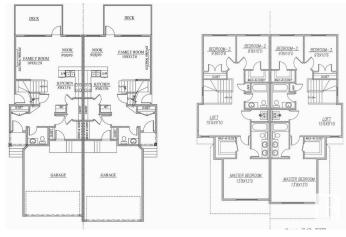
Square Footage 1,572

Acres 0.00

Year Built 2025

Type Single Family





Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 49 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 53

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 July 1st, 2025 at 9:17pm MDT