

## \$479,000 - 88 Patriot Way, Spruce Grove

MLS® #E4430553

**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

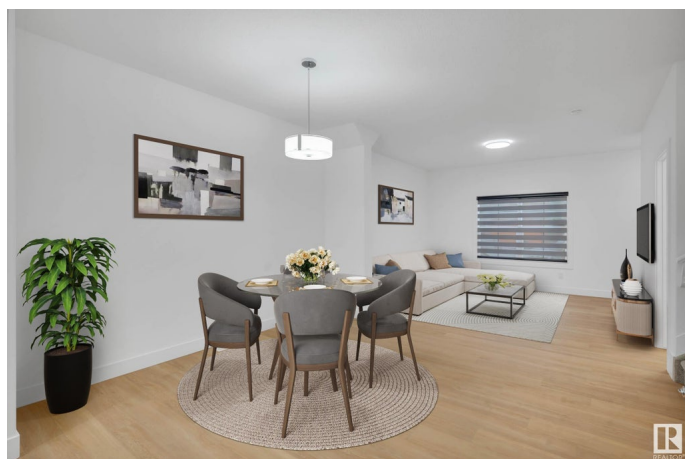
Prescott, Spruce Grove, AB

Welcome to this stunning home built by Cranston Master Builder featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™ll find a spacious primary bedroom with a 4-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The unfinished basement has SIDE DOOR entry, offering possibilities to build suite with builder or later on! Outside, enjoy the added convenience of a double detached garage! \*Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ. Some Photos virtually staged.

Built in 2025

### Essential Information

MLS® #	E4430553
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,510



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	88 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
-------------	------------------

Days on Market 44

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 May 25th, 2025 at 5:32am MDT