

## **\$624,900 - 86 Meadowlink Common, Spruce Grove**

MLS® #E4453080

**\$624,900**

3 Bedroom, 2.50 Bathroom, 2,128 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Exquisite family home in McLaughlin community, **BACKING ON SCENIC TRAIL!** This home features bright spacious rooms and raised ceilings throughout. The kitchen offers quartz countertops, stainless steel appliances with gas stove, walk through pantry and ample cabinets that overlook the dining and living rooms with feature wall & fireplace, oversized windows and opened ceiling to the second floor. An inviting office, mudroom and guest bath complements the main floor. Upstairs presents a spacious bonus room with fireplace, king sized primary bedroom with walk-in closet and luxurious 5pc ensuite. Two additional generous sized bedrooms with walk-in closets are complemented with a 4pc bath and laundry room. The unfinished basement and side entrance offers endless possibilities for future suite, rec room or extra bedrooms. Enjoy the back deck, landscaped yard and direct access to a walking trail. Located in a family friendly community within walking distance of parks, Tri Leisure Centre & amenities!

Built in 2022

### **Essential Information**

MLS® # E4453080

Price \$624,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,128
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	86 Meadowlink Common
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X3

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 15th, 2025
Zoning	Zone 91

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