

## **\$729,900 - 27 Meadowlink Common, Spruce Grove**

MLS® #E4433318

**\$729,900**

3 Bedroom, 2.50 Bathroom, 2,361 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome home to this immaculately kept 2360sqft home located in the sought after community of McLaughlin. This beautiful 2 storey with a west facing backyard directly backing the pond has it all! If you prefer to spend time outside on the oversized deck, soaking in hot tub or working in a fully equipped garage we got you covered! As you walk in the front door you are greeted with a large front entrance showcasing the beautiful open riser staircase. This well designed main floor features a spacious living room with a gas fireplace feature wall, dinette & kitchen that is a chefs dream. The large island is perfect for family & friends to gather around. Upstairs, the primary bedroom offers a retreat with vaulted ceiling, large windows allowing the sun to pour in, a luxurious 5pce en-suite & a walk-in closet connected to the upstairs laundry. Two additional large bedrooms, a spacious 5 piece bathroom and large bonus room complete the upper level. This home is BEAUTIFUL and a MUST SEE!!!

Built in 2021

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4433318  |
| Price    | \$729,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,361                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 27 Meadowlink Common |
| Area        | Spruce Grove         |
| Subdivision | McLaughlin_SPGR      |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 0W1              |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Tub, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached, Heated, Over Sized   |
| Is Waterfront | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Brick, Vinyl                                  |
| Exterior Features | Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground |

|              |   |
|--------------|---|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles  |
| Construction | Wood, Asphalt, Brick, Vinyl                             |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 91          |

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Listing information last updated on May 1st, 2025 at 12:03pm MDT