

## \$624,250 - 24 Meadowbrook Way, Spruce Grove

MLS® #E4450909

### \$624,250

5 Bedroom, 3.00 Bathroom, 2,605 sqft  
Single Family on 0.00 Acres

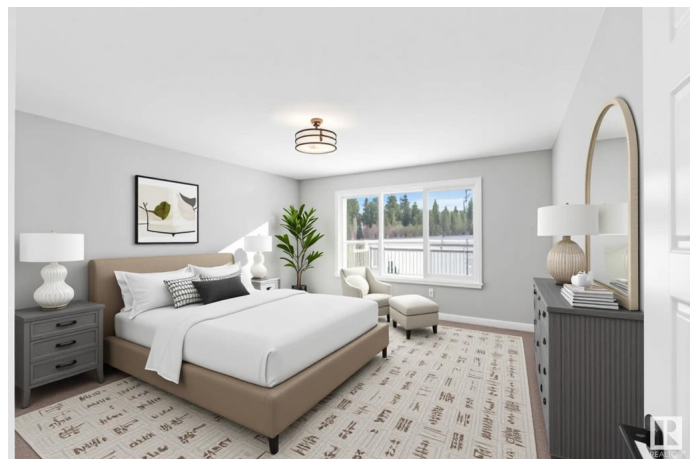
McLaughlin\_SPGR, Spruce Grove, AB

The Accolade is a 2,604 sq. ft. Evolve model designed for comfort and function. It features a double attached garage, separate side entrance, 9' ceilings on the main and lower levels, and Luxury Vinyl Plank flooring. The main floor includes a welcoming foyer with two closets, a full 3-piece bath, and a bedroom with a walk-in closet. The open-concept kitchen, nook, and great room showcase quartz countertops, a large island, Silgranit sink, chimney-style hood fan, ceiling-height cabinets, soft-close drawers, corner pantry, and a full spice kitchen. Large windows and a garden door bring in natural light and lead to the backyard. Upstairs, the spacious primary suite offers a walk-in closet and 5-piece ensuite with double sinks, soaker tub, and glass-door shower. A bonus room, three more bedrooms, a full bath, and laundry complete the upper level. Additional features include upgraded railings, basement rough-in plumbing, extra side windows, and a full appliance package.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450909  |
| Price    | \$624,250 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,605                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 Meadowbrook Way |
| Area        | Spruce Grove       |
| Subdivision | McLaughlin_SPGR    |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0W2            |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Tile Surround                                                                                   |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                          |
| Exterior Features | Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Millgrove School        |
| Middle     | Woodhaven Middle School |
| High       | Composite High School   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 91          |

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Listing information last updated on August 4th, 2025 at 1:02pm MDT