# \$642,800 - 22 Prescott Boulevard, Spruce Grove

MLS® #E4431111

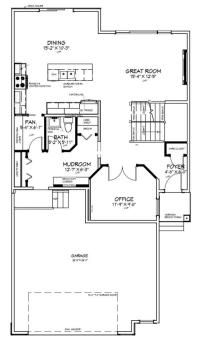
#### \$642,800

3 Bedroom, 2.50 Bathroom, 2,276 sqft Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Stunning New Build on a 32' pocket by Legacy Signature Homes! This beautifully crafted home offers a perfect blend of modern design and everyday functionality. The main floor features a spacious den, a stylish half bath & a dream kitchen complete with premium Dekton countertops, cabinet lighting and a convenient walkthrough pantry that flows into a well-organized mudroom. Upstairs, you'll find a versatile bonus room, a full laundry room and two generously sized bedrooms that share a modern 4-piece bathroomâ€"also finished with elegant Dekton countertops. The show-stopping primary suite offers ample space, a luxurious 5-piece ensuite and a spacious walk-in closet for all your wardrobe needs. The finished stairwell to the basement gives the home a polished, complete feel and the basement is ready for development to suit your lifestyle. Enjoy the extra space in the oversized double garage with floor drain and plenty of room for storage. Located within walking distance to schools, Jubilee Park & all amenities!





Built in 2025

### **Essential Information**

MLS® #	E4431111
Price	\$642,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	22 Prescott Boulevard
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0R5

# Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke,
	Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Green Building, HRV
	System
<b>D</b> 11	

Parking	Double Garage Attached, Over Sized
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## Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

# Exterior

Exterior Wood, Stone, Vinyl

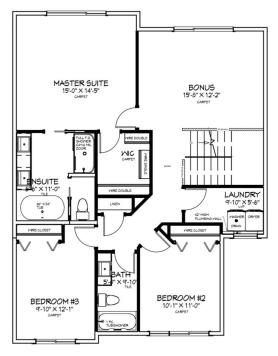
<b>Exterior Features</b>	Flat Site, No Back Lane, F
	Schools, Shopping Nearby, F
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **School Information**

Elementary Prescott Learning Centre

#### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	4
Zoning	Zone 91



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Listing information last updated on April 20th, 2025 at 11:17am MDT