

## \$619,888 - 82 Meadowlink Common, Spruce Grove

MLS® #E4432682

**\$619,888**

3 Bedroom, 2.50 Bathroom, 2,064 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this immaculate, beautifully designed, warm, and spacious family home. Pride of ownership exudes here. Superb in design, sophistication, spaciousness & LOCATION! Excellence flows throughout. Featuring a quartz-laden designer kitchen, with high-quality stainless appliances, a walk-through pantry, an island & dining room. A cozy fireplace adorns the living/gathering room. Upstairs, you will find a large bonus room, a perfectly positioned upstairs laundry room, and three good-sized bedrooms. The grand primary bedroom boasts a 4-piece ensuite and a large walk-in closet. The bright, comforting East-facing morning sun radiates natural light throughout, keeping your indoor space cool. Backing a walking trail, fully fenced, with beautiful no-maintenance landscaping! Turn the key, sit back and relax, enjoying the comfort of your outdoor oasis! Steps to parks, transit, golfing & shopping!

Built in 2022

### Essential Information

MLS® #	E4432682
Price	\$619,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,064
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	82 Meadowlink Common
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Zoning	Zone 91

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