

\$379,900 - 17 Meadowview Court, Spruce Grove

MLS® #E4454605

\$379,900

3 Bedroom, 2.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

Welcome to this bright and spacious 1472 sq ft half duplex with a unique layout and oversized single attached garage! Family friendly community close to all amenities and playground just steps away. South-facing property for maximum natural light, this home features 3 generous-sized bedrooms, 2.5 baths—including a stylish ensuite with barn door, walk-in closet, and blackout blinds in the primary bedroom. Enjoy engineered hardwood flooring, newer carpet, and fresh paint throughout. The open-concept main floor offers 9ft ceilings, a large dining area, and a well-equipped kitchen with centre island, corner pantry, and garden door leading to a large deck and fully fenced yard with a storage shed. Bonus room upstairs is perfect for a home office or playroom. Includes newer refrigerator, stove, built-in dishwasher, washer & dryer. Move-in ready and ideal for families, first-time buyers, or investors!

Built in 2012

Essential Information

MLS® #	E4454605
Price	\$379,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,472
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17 Meadowview Court
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N2

Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	3
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brookwood
Middle	Woodhaven
High	Spruce Grove Composite

Additional Information

Date Listed	August 25th, 2025
Days on Market	10
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 6:32am MDT