

## \$624,900 - 86 Meadowlink Common, Spruce Grove

MLS® #E4453080

**\$624,900**

3 Bedroom, 2.50 Bathroom, 2,128 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Exquisite home in McLaughlin community, **BACKING ON TRAIL!** This home features bright spacious rooms, 9' ceilings on all levels and upgrades! The kitchen offers quartz countertops, stainless steel appliances with gas stove, walk through pantry and ample cabinets that overlook the dining and living rooms with feature wall & fireplace, oversized windows and opened ceiling to the second floor. An inviting office, mudroom and guest bath complements the main floor. Upstairs presents a spacious bonus room with fireplace, king sized primary bedroom with walk-in closet and luxurious 5pc ensuite. Two additional generous sized bedrooms with walk-in closets are complemented with a 4pc bath and laundry room. The unfinished basement and side entrance offers endless possibilities for future suite, rec room or extra bedrooms. Enjoy the back deck, landscaped yard and direct access to a walking trail. Located in a family friendly community within walking distance of parks, Tri Leisure Centre & amenities!

Built in 2022

### Essential Information

MLS® # E4453080

Price \$624,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,128                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 86 Meadowlink Common |
| Area        | Spruce Grove         |
| Subdivision | McLaughlin_SPGR      |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 2X3              |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                       |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                                                             |
| Stories           | 2                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                       |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 35                |
| 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 19th, 2025 at 12:02pm MDT