

## \$739,900 - 13 Meadowlink Gate, Spruce Grove

MLS® #E4454152

**\$739,900**

5 Bedroom, 3.50 Bathroom, 2,621 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Dressed to impress and FULLY FINISHED from top to bottom! This custom built Pacesetter home is packed with upgrades and boasts a unique 4 bedroom above grade floor plan + den. With over 2,600sqft PLUS a fully finished basement, this 5 bed 3.5 bath home feat. rich hardwood and vinyl plank flooring, granite counters - s/s appliances & heavy metal filter system in the kitchen, tray ceilings with LED lighting, walkthrough pantry, central A/C and a fully finished oversized (22x26) heated garage w/ man-door. Upstairs hosts 4 beds, laundry, bonus room and the spacious 14x15' primary with 5 pce ensuite and 12x5' walk-in closet. The newly dev. basement is bright & perfect for games night or the teenager in your family w/ 1 bed and a 3pce bath. Tastefully landscaped & bordering green space and a walking path you'll be able to take full advantage of your west facing backyard on your two tiered deck. Add in that you're steps away from MAJOR amenities & public transportation, this home is sure to check all the boxes!

Built in 2016

### Essential Information

MLS® # E4454152

Price \$739,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,621                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Meadowlink Gate |
| Area        | Spruce Grove       |
| Subdivision | McLaughlin_SPGR    |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0G7            |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Gazebo, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized               |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Distiller, Window Coverings, Stove-Countertop Inductn, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                                        |

**Exterior**

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 27th, 2025 at 1:02am MDT