

# \$439,500 - 72 Patriot Way, Spruce Grove

MLS® #E4461936

## \$439,500

3 Bedroom, 2.50 Bathroom, 1,579 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning 1,579 sqft Single-family home featuring 3 bedrooms and 2.5 baths offers both style and functionality. Enjoy the convenience of a SIDE ENTRANCE and parking pad, all while being steps from schools and a beautiful park. 9â€™™ CEILINGS creating an airy, spacious feel, 3 cm quartz counter tops through out house and DUAL-TONE cabinets for a sleek, sophisticated kitchen. Luxury vinyl plank flooring paired with cozy carpeted bedrooms, MDF shelving for organized storage and striking FEATURE WALLS for added character. Upgraded light fixtures that bring a warm, inviting ambiance. A BASEMENT with 2 WINDOWS, ready for your future development. This home truly combines location, luxury, and lifestyle!

Built in 2025

### Essential Information

MLS® #	E4461936
Price	\$439,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 13th, 2025
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Days on Market 1

Zoning Zone 91

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Listing information last updated on October 14th, 2025 at 12:03pm MDT