

## \$599,000 - 5 Patriot Way, Spruce Grove

MLS® #E4454012

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,497 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

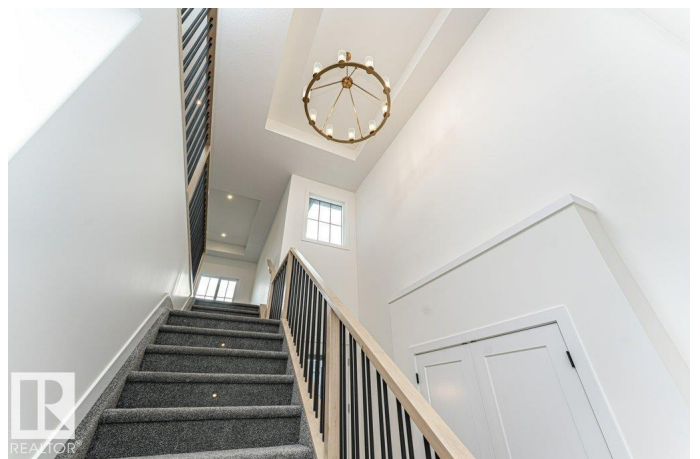
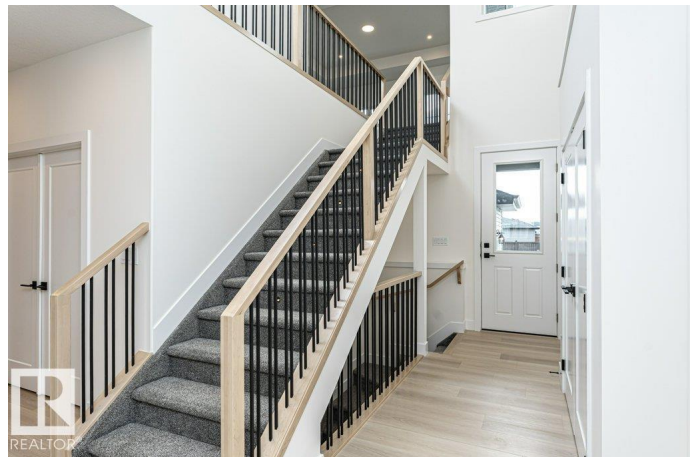
Welcome to this beautifully designed 3 bedroom, 2.5 bathroom home that blends comfort, style & functionality. From the moment you step inside, youâ€™re greeted by an open-to-above entryway that creates an impressive first impression and floods the space with natural light. The main floor offers a thoughtfully designed layout featuring a spacious den, perfect for a home office or flex space, and a warm, inviting living room centered around an oversized fireplaceâ€”ideal for cozy evenings or entertaining guests. The modern kitchen flows seamlessly into the dining and living areas, creating an open-concept atmosphere perfect for family life. Upstairs, youâ€™ll find a full laundry room with a sink for added convenience, plus three generously sized bedrooms, including a elegant primary suite complete with a 5-piece ensuite bathroom and walk-in closet. Subtle touches like in-stair lighting add style to this home. Additional features include a double attached garage, plenty of storage & quality finishes throughout.

Built in 2025

### Essential Information

MLS® # E4454012

Price \$599,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,497
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 21st, 2025  
Zoning                 Zone 91

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