

\$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	21
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 5th, 2025 at 1:47pm MDT