

\$469,000 - 49 Patriot Way, Spruce Grove

MLS® #E4435493

\$469,000

3 Bedroom, 2.50 Bathroom, 1,572 sqft
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Beautiful Duplex in Prescott, Spruce Grove!
Welcome to Prescott, a serene and family-friendly community. This front double attached garage duplex backs onto greenspace and includes a finished deck—perfect for relaxing outdoors. The open-concept main floor features a walk-thru pantry and a functional layout ideal for everyday living. Upstairs, the primary suite at the front offers a 5-piece ensuite, while two additional bedrooms, a laundry closet, and a cozy loft complete the level. Includes a separate side entry for future basement development. This home has it all—comfort, space, and potential!

Built in 2025

Essential Information

MLS® #	E4435493
Price	\$469,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	49 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	101
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 August 18th, 2025 at 3:17am MDT