

\$535,000 - 44 Prescott Boulevard, Spruce Grove

MLS® #E4443823

\$535,000

3 Bedroom, 2.50 Bathroom, 1,869 sqft
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

1868 sq ft 2 Storey home featuring 2 generous-sized bedrooms plus a huge primary suite with a massive walk-in closet, with a 5 piece ensuite. Another full bathrooms and spearate laundry room complete the upstairs of this home. An open-concept main floor with a beautiful kitchen showcasing granite countertops and stainless steel appliances, 1/2 bath and living room with an electric fireplace. The fresh Paint and new Carpets make this home is move in ready. The basement is open and awaitng your touches to make it even bigger for the family to have their own space! The fully fenced backyard is perfect for relaxing or entertaining, complete with a hot tub, gazebo, and storage shed. Located in a desirable neighbourhood close to amenities, this home offers comfort, style, and plenty of space for the whole family.



Built in 2016

Essential Information

MLS® #	E4443823
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,869

Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	44 Prescott Boulevard
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0R4

Amenities

Amenities	Deck, Detectors Smoke, Fire
Parking Spaces	4
Parking	Double Garage Attached, He

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Hood Fan, Storage Shed, S Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information



Date Listed	June 23rd, 2025
Days on Market	113
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 October 14th, 2025 at 10:18am MDT