

Courtesy Of John Rota Of Exp Realty

## \$450,000 - 105 Patriot Way, Spruce Grove

MLS® #E4459974

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Experience modern living within this brand new 1587 sq ft duplex offering the perfect balance of style and comfort. The main floor boasts an open concept design with oversized windows that fill the home with natural light, a welcoming living room with fireplace, a sleek kitchen with abundant counter space, and a convenient 2pc bathroom. Upstairs you will find a versatile bonus room along with three spacious bedrooms including a primary retreat complete with a walk in closet and a 5pc ensuite, plus another full 4pc bathroom. The unfinished basement provides endless potential for future development while the double attached garage ensures convenience and storage. Step out onto your private deck and enjoy warm evenings in a vibrant community close to parks, trails, schools, and shopping. With brand new appliances, a separate entrance, and the pride of being the first to call it home, this property is ready to welcome you into the lifestyle you have been waiting for. Some photos are virtually staged.

Built in 2025

### Essential Information

MLS® # E4459974

Price \$450,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,587         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 105 Patriot Way |
| Area        | Spruce Grove    |
| Subdivision | Prescott        |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2W7         |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Insert                                                                               |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Brookwood               |
| Middle     | Woodhaven Middle School |
| High       | Spruce Grove Composite  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 15th, 2025 at 9:47am MDT