

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	4
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 3rd, 2025 at 10:18am MDT