

## \$528,000 - 76 Patriot Way, Spruce Grove

MLS® #E4447906

**\$528,000**

4 Bedroom, 4.00 Bathroom, 1,577 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

ATTENTION INVESTORS! Welcome to this stunning home built by Cranston Master Builder with LEGAL SECONDARY SUITE featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™™ll find a spacious primary bedroom with a 4-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The basement has a separate entrance to its very own legal secondary suite! Perfect for a rent helper or to maximize your investment! Outside, enjoy the added convenience of a double detached garage! \*Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ. Some Photos virtually staged.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447906  |
| Price     | \$528,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,577                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 76 Patriot Way |
| Area        | Spruce Grove   |
| Subdivision | Prescott       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 2W6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed July 14th, 2025

Days on Market 56

Zoning Zone 91

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Listing information last updated on September 8th, 2025 at 1:47am MDT