

# \$575,000 - 7 Patriot Way, Spruce Grove

MLS® #E4436899

**\$575,000**

4 Bedroom, 2.50 Bathroom, 2,211 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this stunning 4-bedroom, 2.5-bath home in Spruce Grove’s sought-after Prescott community. With 2,211 sq ft of thoughtfully designed space, this home is perfect for families. The main floor features an open-concept layout with a cozy fireplace, a versatile den, and a spacious kitchen ideal for entertaining. Upstairs, enjoy a large bonus room and four generous bedrooms, including a primary suite with a walk-in closet and private ensuite. Located close to parks, schools, and amenities, this home offers comfort, convenience, and room to grow. Listed at \$575,000, it's the perfect blend of style and function.



7 Patriot Wy, Spruce Grove, AB

Main Floor Exterior Area 915.10 sq ft  
Interior Area 841.07 sq ft  
Excluded Area 517.74 sq ft



7 Patriot Wy, Spruce Grove, AB

2nd Floor Exterior Area 1296.03 sq ft  
Interior Area 1208.39 sq ft



Built in 2025

## Essential Information

MLS® #	E4436899
Price	\$575,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,211
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7 Patriot Way
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W6

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	57
Zoning	Zone 91

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