

# \$529,000 - 76 Patriot Way, Spruce Grove

MLS® #E4447906

**\$529,000**

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     | \$529,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



THE GERMAINE

REAR LANE SINGLE FAMILY HOME

TOTAL SQUARE FOOTAGE 1,510 sf  
BEDROOMS 3 | BATHROOMS 2.5

Detached Double Car Garage

Legal Basement Suite with Separate Entrance



- Spacious main floor with open concept living room, dining area and rear kitchen.

1
- Separate mudroom and additional closet space for storage.

2
- Second floor features a primary bedroom with walk-in closet and ensuite, two additional bedrooms a full bathroom and upper floor laundry.

3
- The fully finished legal basement suite has a separate entrance and includes a spacious living area, bedroom, and a full bathroom.

4



|                |                        |
|----------------|------------------------|
| 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 26  
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 August 9th, 2025 at 5:32pm MDT