

# \$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.



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

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447906  |
| Price     | \$529,000 |
| 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 39  
Zoning Zone 91



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Listing information last updated on August 22nd, 2025 at 9:47am MDT