



## Spruce Grove Alberta

\$619,000

RAVINE-BACKING | OPEN TO ABOVE | 4 BED | 3 BATH | SPICE KITCHEN | SEPARATE ENTRANCE Brand-new home in the desirable McLaughlin community of Spruce Grove, situated on a REGULAR LOT backing onto a RAVINE with no rear neighbors. The MAIN floor features an OPEN CONCEPT with a spacious great room and electric FIREPLACE , a MAIN FLOOR BED and a full BATH. The modern kitchen is complemented by a SEPERATE ENTRANCE , ideal for cooking and entertaining. A bright dining area opens onto the rear deck, perfect for enjoying the serene ravine setting. Upstairs offers a primary suite with 5-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, bonus room, upper-floor laundry, and an impressive open-to-above design. The unfinished basement with separate entrance provides excellent future development potential. Under construction. Ready July 2026. Photos for representation only; layout and finishes may vary. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
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