

## **\$585,000 - 44 Prescott Boulevard, Spruce Grove**

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MLS® #E4443823

### **\$585,000**

3 Bedroom, 2.50 Bathroom, 1,869 sqft  
Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

1869 sq ft 2-storey home in the desirable community of Prescott! This well-maintained property features brand new carpet and freshly painted walls, creating a bright, clean feel throughout. The main floor offers an open-concept layout, perfect for entertaining. Gorgeous laid out kitchen with corner pantry and Quartz countertops. Upstairs you'll find 3 spacious bedrooms, including a primary suite with ensuite bath, plus an additional full bathroom. The heated double garage provides comfort year-round. Enjoy relaxing in the gazebo or hot tub in the landscaped yard. The unfinished basement is ready for your personal touch. Ideally located close to schools, parks, and walking paths, with shopping and amenities nearby. Move-in ready and waiting for you!



Built in 2016

### **Essential Information**

MLS® #	E4443823
Price	\$585,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,869
Acres	0.00

Year Built 2016  
Type Single Family  
Sub-Type Detached Single Family  
Style 2 Storey  
Status Active

### Community Information

Address 44 Prescott Boulevard  
Area Spruce Grove  
Subdivision Prescott  
City Spruce Grove  
County ALBERTA  
Province AB  
Postal Code T7X 0R4

### Amenities

Amenities Deck, Detectors Smoke, Fire  
Parking Spaces 4  
Parking Double Garage Attached, He

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, G  
Hood Fan, Storage Shed, S  
Garage Heater, Hot Tub  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

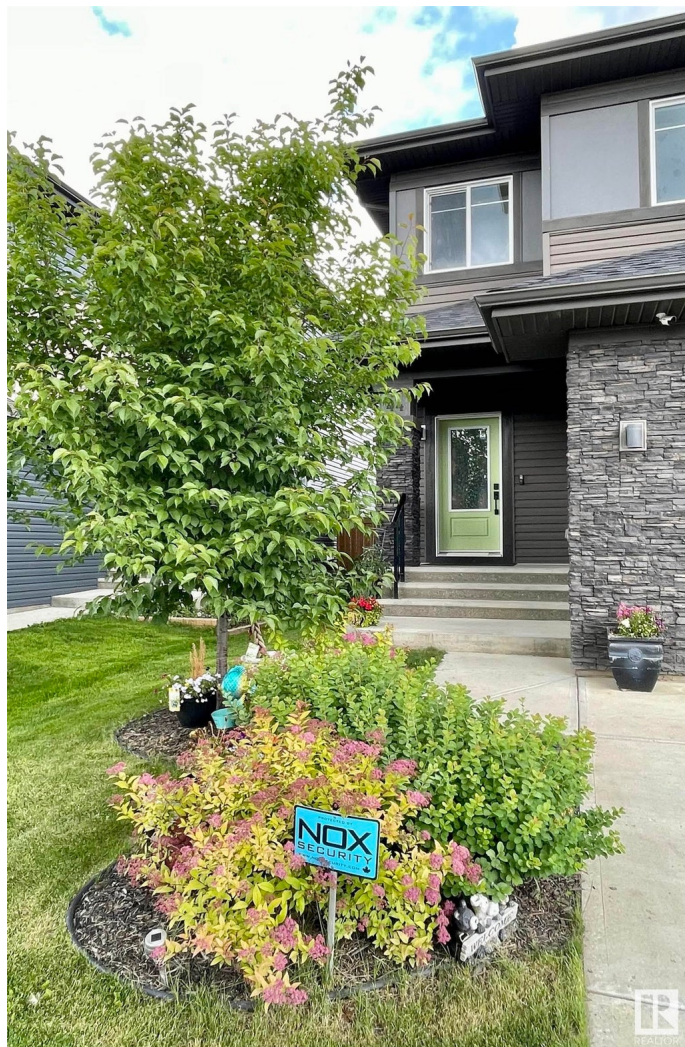
Exterior Wood, Stone, Vinyl  
Exterior Features Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby,  
Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 23rd, 2025



Days on Market 19  
Zoning Zone 91



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Listing information last updated on July 12th, 2025 at 3:02pm MDT