

## \$638,800 - 22 Prescott Boulevard, Spruce Grove

MLS® #E4446940

**\$638,800**

3 Bedroom, 2.50 Bathroom, 2,317 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Stunning New Build on a 32' pocket by Legacy Signature Homes! This beautifully crafted home offers a perfect blend of modern design and everyday functionality. The main floor features a spacious den, a stylish half bath & a dream kitchen complete with premium Dekton countertops, cabinet lighting and a convenient walkthrough pantry that flows into a well-organized mudroom. Upstairs, you'll find a versatile bonus room, a full laundry room and two generously sized bedrooms that share a modern 4-piece bathroom—also finished with elegant Dekton countertops. The show-stopping primary suite offers ample space, a luxurious 5-piece ensuite and a spacious walk-in closet for all your wardrobe needs. The finished stairwell to the basement gives the home a polished, complete feel and the basement is ready for development to suit your lifestyle. Enjoy the extra space in the oversized double garage with floor drain and plenty of room for storage.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446940  |
| Price     | \$638,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,317                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 Prescott Boulevard |
| Area        | Spruce Grove          |
| Subdivision | Prescott              |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0R5               |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Green Building, HRV System |
| Parking   | Double Garage Attached, Over Sized                                                                                                         |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Insert                                                                                     |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Flat Site, No Back Lane, Playground Nearby, Public Transportation, |

|              |                                            |
|--------------|--------------------------------------------|
|              | Schools, Shopping Nearby, Partially Fenced |
| Roof         | Asphalt Shingles                           |
| Construction | Wood, Stone, Vinyl                         |
| Foundation   | Slab                                       |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Prescott Learning Centre |
|------------|--------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 91         |

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Listing information last updated on August 2nd, 2025 at 5:17am MDT