

## \$636,000 - 42 Prospect Place, Spruce Grove

MLS® #E4455766

**\$636,000**

5 Bedroom, 3.00 Bathroom, 2,267 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

RARE 5 bedroom above grade home in family friendly community of Prescott! This home is LIKE new without the "new build" headaches of having to buy appliances, build a deck, complete landscaping, fencing, blinds, add A/C... everything is already DONE! If you've been looking for a home big enough for your busy family OR you have your parents living with you this is it! Main floor has 5th bedroom and a FULL bathroom. The home also features upgrades; customized kitchen with floating shelves, wall pantry, appliance garage, gas stove, EV charger in garage, A/C, walkout basement with 9' ceilings! Incredible value in this home; you can't build and finish it for this same price. Sellers are open to flexible/quick possession.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455766  |
| Price          | \$636,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,267     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 42 Prospect Place |
| Area        | Spruce Grove      |
| Subdivision | Prescott          |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 2W4           |

### Amenities

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                 |
| Parking        | Double Garage Attached, Insulated, EV Charging Station                                                                                                            |
| Is Waterfront  | Yes                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Glass Door                                                                                                                                                      |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Creek, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Prescott Learning Center  
Middle                            Prescott Learning Center  
High                                Spruce Grove Composite

**Additional Information**

Date Listed                      September 2nd, 2025  
Days on Market                46  
Zoning                            Zone 91

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