

\$439,900 - 26 Prairie Gate, Spruce Grove

MLS® #E4455287

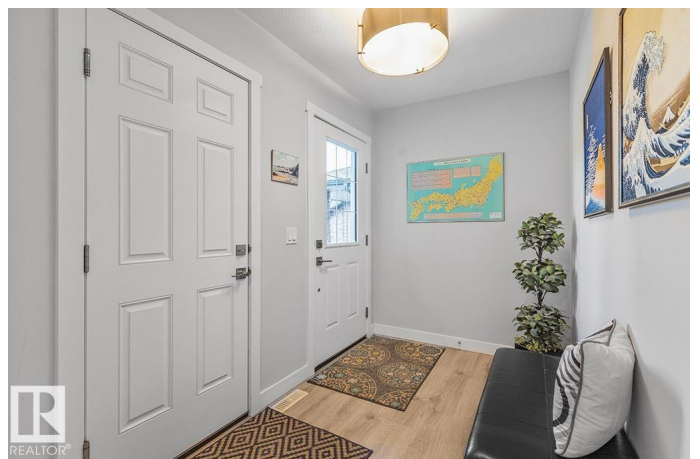
\$439,900

3 Bedroom, 2.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Nestled in the highly sought-after neighborhood of PRESCOTT, this half duplex features 3 BEDRMS, 3 BATHMS and over 1600sqft of living space! The spacious entry welcomes you w/ wide plank flooring & leads into a BRIGHT kitchen, boasting SS appliances (fridge 2023), QUARTZ countertops, tons of modern, white cabinets & corner pantry. The open plan seamlessly integrates dining and living space w/ loads of NATURAL light & a cozy F/P, ideal for gathering in those cooler days ahead. The dining area offers views to your FULLY landscaped yard - enjoy the sunrise on your finished deck, complete w/ gas line for BBQ. Completing the main floor is a 1½ bathrm & access to your DBL ATTACHED garage. Upstairs, youâ€™ll LOVE the enormous primary suite w/ walk-in closet & 3 pce ensuite, plus 2 more bedrms, a 4 pce bathrm & laundry. The basement is unfinished and awaits your personal touch. Situated near essential amenities, this Mac&Mitch built gem is walking distance to K-9 Prescott School, Jubilee Park & only 20min from Edm



Built in 2020

Essential Information

MLS® # E4455287

Price \$439,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	26 Prairie Gate
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0W8

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	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	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 29th, 2025
Days on Market	1
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 30th, 2025 at 7:47pm MDT