

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

MLS® #E4455287

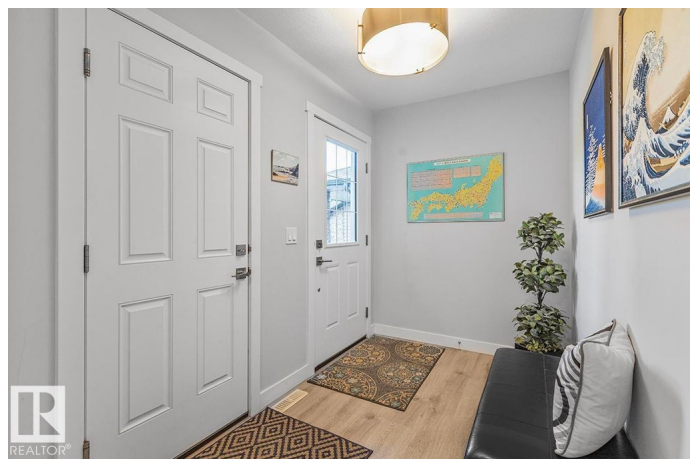
**\$439,900**

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 Â½ 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 | 2                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 31st, 2025 at 5:47am MDT