

## \$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 layed out kitchen with corner pantry and Quartz countertops. Upstairs youâ€™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
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Days on Market 20  
Zoning Zone 91



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