

# \$395,000 - 1221 Mcleod Avenue, Spruce Grove

MLS® #E4449228

**\$395,000**

4 Bedroom, 2.50 Bathroom, 1,540 sqft  
Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Step inside this stylish 3-story townhouse in Spruce Grove with no condo fees, a heated double attached garage, and sleek epoxy floors. The second level is the heart of the home, featuring a massive living room, a dining space big enough for a large table, and a modern kitchen with patio access—perfect for outdoor dining or morning coffee. Upstairs, you’ll find two generous spare bedrooms, a 4-piece bathroom, a convenient laundry closet, and a private primary retreat with a walk-in closet and 3-piece ensuite. The main floor offers a welcoming entryway, plus a versatile bedroom that works great for guests or a home office, along with a nearby half bath. Located just blocks from the brand-new baseball stadium, parks, and walking trails, and close to schools, shops, and local restaurants, this home delivers both lifestyle and convenience. With its bright layout, quality finishes, and heated garage, it’s a standout property in one of Spruce Grove’s most vibrant new areas.

Built in 2023

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449228  |
| Price    | \$395,000 |
| Bedrooms | 4         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,540                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1221 Mcleod Avenue |
| Area        | Spruce Grove       |
| Subdivision | Easton             |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4B7            |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Off Street Parking, Patio, Vinyl Windows |
| Parking   | Double Garage Attached                   |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

### Additional Information

Date Listed July 23rd, 2025

Days on Market 10

Zoning Zone 91

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