



**Spruce Grove**  
57 PROSPECT PL

**Prescott LP: \$525,000**  
T7X 0E2 SP: M

**ACTIVE**

**Listing ID #** E4476889  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 2017  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,834.40

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Unfinished  
**Tot Flr AG SqM** 170.42

[URL-Virtual Tour](#) [URL-Brochure](#)

NO REAR NEIGHBOURS! This dazzling two-storey backs directly onto Prescott School, offering the kind of location families dream about. Step inside to a welcoming entry that leads to a bright main floor with 9ft ceilings and an open concept layout designed for everyday living. The kitchen is the heart of the home with quartz countertops, a large sit-up island, corner pantry and all newer LG stainless steel appliances (2021). The dining area opens onto a huge deck overlooking the wide-open school green space, perfect for summer BBQs while the kids play nearby. The living room feels cozy yet modern with a stone-surround electric fireplace. Convenient main floor laundry. Upstairs features a king-sized primary retreat with walk-in closet & 3pc ensuite, two additional bedrooms, a 4pc bath (also quartz) & a massive BONUS ROOM for movie nights. Unfinished basement is ready for your vision. A/C installed 2022. Insulated double attached garage. The perfect place to grow, play & make memories. Come see for yourself!

**Directions**

Living Room	5.94 x 4.19	M	Bedroom 3	3.22 x 2.97	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.44 x 2.41	M	Bedroom 4			1	2	M	No	Main	74.89	806.12
Kitchen	4.43 x 3.40	M	Laundry Room	2.37 x 1.57	M	2	3	U	Yes	Upper	95.53	1,028.28
Family Room						3	4	U	No	Above Grd		
Den						4				Lower	69.76	750.90
Bonus Room	4.87 x 4.13	U				5				Below Grd		
Primary Bedrm	5.87 x 4.47	U				6				Tot Flr AG	170.42	1,834.40
Bedroom 2	3.58 x 3.02	U				7				# Finished	2	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Stone, Vinyl  
**Flooring** Carpet, Ceramic Tile, Laminate Flooring  
**Features** Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In

**Construction** Wood Frame  
**Basement** Full / Unfinished  
**Separate Ent**  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** Rectangular **Front Exposure** Southeast  
**Lot Size SqM** 383.69 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$4,368.10 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount

**Warranty**

**Fireplace** Yes  
**FP Fuel** Electric  
**FP Type** Stone Facing  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Parking** Double Garage Attached, Insulated

**Road Access** Paved

**Park Encl/Tot** 2 / 4 **Garage Dim** 6.54m x

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	