

## \$295,000 - 37 50 McLaughlin Drive, Spruce Grove

MLS® #E4439856

**\$295,000**

2 Bedroom, 1.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome home to this beautifully maintained 2-bedroom, 1-bathroom townhouse, ideally situated in a quiet and well-managed complex. Backing onto an environmental reserve, this home offers peaceful surroundings with the convenience of city living. Step inside to find a bright, open-concept living and dining area, perfect for entertaining or relaxing at the end of the day. The kitchen offers plenty of cabinet space and a functional layout. Down the hall, you'll find two generously sized bedrooms with large windows and ample closet space, along with a full 4-piece bathroom. Enjoy the added convenience of in-suite laundry. Relax on your private deck, where you can enjoy your morning coffee with uninterrupted views of nature. The single attached garage provides secure parking and extra storage space. Whether you're a first-time buyer, downsizer, or investor, this home offers incredible value and a great location.

Built in 2016

### Essential Information

MLS® #	E4439856
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	843
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	37 50 McLaughlin Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0E1

### **Amenities**

Amenities	Deck, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	14

Zoning	Zone 91
Condo Fee	\$97

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