

## \$350,000 - 63 50 McLaughlin Drive, Spruce Grove

MLS® #E4461561

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,301 sqft  
Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Experience modern living in this beautifully kept, pet-friendly 2022-built executive condo offering 1,300 sq ft of stylish comfort beside Heritage Grove Park's scenic trail system. This 2-bedroom, 2.5-bath home includes a heated and insulated double garage and features premium upgrades like central A/C, luxury vinyl plank flooring, and an electric fireplace for cozy evenings. The bright main floor showcases an upgraded kitchen with extended counter space, quartz counters, quality cabinetry, and premium fixtures, opening to a welcoming dining and living area with access to a private balcony. Upstairs, enjoy two spacious primary suites, each with walk-in closets and full ensuites. With modern finishes and an unbeatable location near the Tri Leisure Centre, shopping, and Hwy 16A, this turn-key, pet-friendly home perfectly combines comfort, convenience, and style.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461561  |
| Price      | \$350,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,301             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 63 50 McLaughlin Drive |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0E1                |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                        |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Partial, Finished                                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 91           |
| Condo Fee      | \$204             |

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Listing information last updated on November 1st, 2025 at 9:32pm MDT