# \$385,000 - 17 50 Mclaughlin Drive, Spruce Grove

MLS® #E4446641

#### \$385,000

4 Bedroom, 2.50 Bathroom, 1,477 sqft Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this stunning end-unit townhouse in brand new condition, offering immediate possession and a serene view of the trees. This thoughtfully designed home features 4 bedrooms, a double attached garage, and a beautiful balcony perfect for your morning coffee or evening unwind. Inside, you'II find a modern color palette, quartz countertops, modern lighting, and huge windows that flood the space with natural light. The layout is functional and stylish, ideal for families or professionals looking for comfort and elegance. Nestled in a quiet, well-maintained community, this end unit offers extra privacy, added sunlight, and picturesque surroundings. Whether you're upsizing, downsizing, or buying your first home, this turnkey property checks all the boxes!



#### **Essential Information**

MLS® # E4446641 Price \$385,000

Bedrooms 4

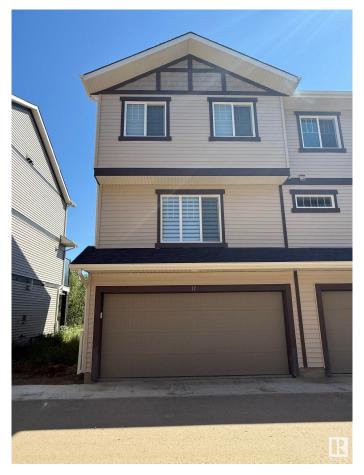
Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,477

Acres 0.00





Year Built 2024

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 17 50 Mclaughlin Drive

Area Spruce Grove

Subdivision McLaughlin\_SPGR

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0E1

#### **Amenities**

Amenities Closet Organizers, Deck, Detectors Smoke, No Animal Home, No

Smoking Home, Parking-Visitor

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Flat Site, Level Land, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 8th, 2025

Days on Market 6

Zoning Zone 91 Condo Fee \$204



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Listing information last updated on July 14th, 2025 at 7:47am MDT