

## \$269,900 - 37 50 McLaughlin Drive, Spruce Grove

MLS® #E4439856

**\$269,900**

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      | \$269,900 |
| 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 | 61             |

|           |         |
|-----------|---------|
| Zoning    | Zone 91 |
| Condo Fee | \$204   |

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Listing information last updated on August 2nd, 2025 at 1:47am MDT