

# \$290,000 - 93 Wellington Crescent, Spruce Grove

MLS® #E4453064

**\$290,000**

3 Bedroom, 1.50 Bathroom, 1,173 sqft  
Single Family on 0.00 Acres

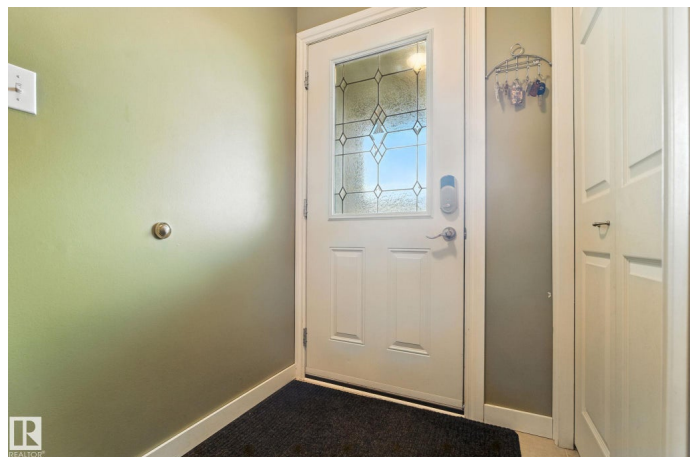
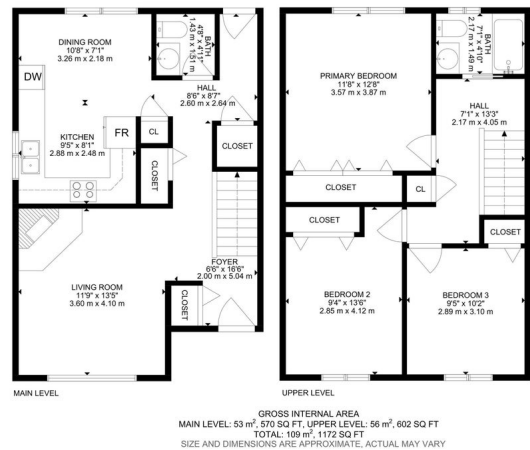
Woodhaven\_SPGR, Spruce Grove, AB

Fall in love with this charming 2-storey half duplex, perfectly nestled on a generous lot in a quiet, family-friendly community! Sunlight pours into the spacious living room, creating a warm, welcoming space to unwind. The family-sized kitchen boasts ample cabinetry, sleek granite countertops, a cozy dining nook, and easy-care laminate flooring. A handy half bath completes the main floor. Upstairs, discover 3 inviting bedrooms, a full bath with relaxing soaker tub, and plenty of storage. **NEW UPGRADES** sparkle throughout—new roof (2025), granite kitchen counters (2025), water heater (2025), fridge (2024), microwave hood fan (2025), central A/C (2024), carpeted stairs (2025), and engineered hardwood upstairs (2025). Step outside to a huge deck for summer BBQs, a storage shed, fully fenced yard, and a double concrete parking pad. Close to schools, shopping, and transit—this beauty blends comfort, style, and unbeatable value. Don't wait—your perfect home or investment is here!

Built in 1978

## Essential Information

MLS® #	E4453064
Price	\$290,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	93 Wellington Crescent
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1J9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Metal
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Exterior Features	Fenced, Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 14th, 2025

Days on Market 10

Zoning Zone 91

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Listing information last updated on August 24th, 2025 at 5:02am MDT