

# **\$379,900 - 141 McLaughlin Drive, Spruce Grove**

MLS® #E4448843

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,410 sqft  
Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to this FULLY FINISHED half duplex with a single Attached garage in the heart of Spruce Grove. Yes...it's BELOW \$400K with NO condo fees!! WALKING DISTANCE to everything, shopping, groceries, restaurants, parks, Tri leisure centre, walking trailsâ€¦every central. GREAT LAYOUT..LARGE BEDROOMS, AIR CONDITIONING, over 1400+ sq ft w extra sq footage in the design. Original Owner, 3 beds, 2.5 baths, 2 Full living spaces incl that finished basement! Large Kitchen w a corner pantry, cute backyard and deck, GAS STOVE! Gas FIREPLACE with a custom Built-in feature! 3 beds up, Primary has itâ€™s own ensuite, and the 4 pc bath is great. BIG rooms, LOTS of space! Main floor is open with lots of natural light! Basement is essentially a giant rectangle, room for a tv Hangout AND put some workout gear in the back! OR, add a wall easily and you have your 4 th bedroom! Lots of really cool features in this home!

Built in 2011

## **Essential Information**

MLS® #	E4448843
Price	\$379,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	141 McLaughlin Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A6

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        6  
Zoning                    Zone 91

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