

# \$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, youâ€™ll 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 youâ€™re upsizing, downsizing, or buying your first home, this turnkey property checks all the boxes!

Built in 2024

### 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 | 14             |

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



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Listing information last updated on July 22nd, 2025 at 12:02am MDT