

## \$379,980 - 67 50 McLaughlin Drive, Spruce Grove

MLS® #E4446422

**\$379,980**

2 Bedroom, 2.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

This is previous award winning show home built by StreetSide Developments and is a innovative 3 storey home design with 2 primary bedrooms. This is "The Fremont" plan. The main floor has a foyer & utility room. The second level has a vinyl & aluminum deck off the living room. The kitchen has quartz counters & an island with a flush eating bar and upgraded stainless steel appliances. This unit also comes with upgraded cabinetry through out. The powder room and walk in pantry completes this level. On the top floor you will find 2 primary bedrooms each with its own ensuite & walk-in closet. The upper level also has laundry room. The beautiful home finishing includes Luxury Vinyl plank through out all levels and a massive over sized and heated garage 17.4 x 17.5 with an extra tandem bay 8.6 x 11.8. This home also comes with CENTRAL AIR. This previous show home has over 65,000 in upgrades like the floor, kitchen cabinets, fireplace and feature walls , Central air and so much more.

Built in 2020

### Essential Information

MLS® # E4446422

Price \$379,980

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,216             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 67 50 McLaughlin Drive |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0E1                |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, See Remarks       |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                              |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                   |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stone, Vinyl                                    |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 91        |
| Condo Fee      | \$204          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 3:02pm MDT