

# \$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	5

Zoning	Zone 91
Condo Fee	\$204



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