

\$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 trails&€'very 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 it&€'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 15
Zoning Zone 91

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 1st, 2025 at 5:02am MDT