

## \$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        19  
Zoning                    Zone 91

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Listing information last updated on August 5th, 2025 at 10:32am MDT