

# \$359,900 - 95 50 Mclaughlin Drive, Spruce Grove

MLS® #E4455150

**\$359,900**

2 Bedroom, 2.50 Bathroom, 1,270 sqft  
Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

ELEGANCE & CONVENIENCE combine in this 2 bed 2.5 bath EXECUTIVE-STYLE condo with attached heated & insulated double garage (18Wx20L), right next to Heritage Grove Park's extensive trail system. This 2024-built 1,277 square foot 2-storey showcases PREMIUM BUILDER UPGRADES including central air conditioning and luxury vinyl plank flooring. Further enhancements feature custom draperies and stylish light fixtures throughout. On the main level: gourmet kitchen with upgraded cabinetry, quartz countertops, premium sink & fixtures, dining area, 2-pc powder room and a bright living room with balcony overlooking the courtyard. Upper level offers TOP FLOOR LAUNDRY and TWO PRIMARY SUITES, each with walk-in closet & full ensuite. Fantastic location near many amenities including the Tri Leisure Centre, with easy access to Jennifer Heil Way & Hwy 16A. Home includes remainder of new home warranty.

Built in 2024

## Essential Information

MLS® #	E4455150
Price	\$359,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	95 50 McLaughlin Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0E1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio
Parking Spaces	2
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	52
Zoning	Zone 91
Condo Fee	\$204

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Listing information last updated on October 19th, 2025 at 1:17am MDT