

# \$290,000 - 93 Wellington Crescent, Spruce Grove

MLS® #E4453064

**\$290,000**

3 Bedroom, 1.50 Bathroom, 1,173 sqft  
Single Family on 0.00 Acres

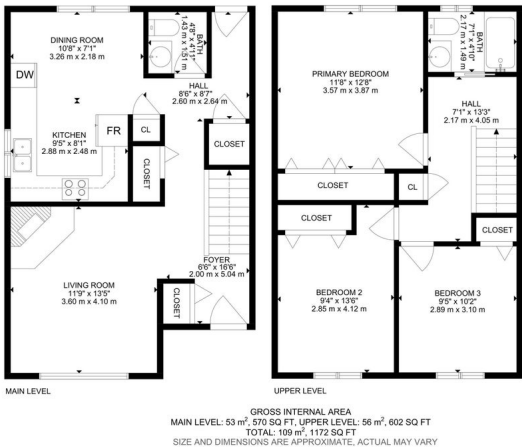
Woodhaven\_SPGR, Spruce Grove, AB

Fall in love with this charming 2-storey half duplex, perfectly nestled on a generous lot in a quiet, family-friendly community! Sunlight pours into the spacious living room, creating a warm, welcoming space to unwind. The family-sized kitchen boasts ample cabinetry, sleek granite countertops, a cozy dining nook, and easy-care laminate flooring. A handy half bath completes the main floor. Upstairs, discover 3 inviting bedrooms, a full bath with relaxing soaker tub, and plenty of storage. NEW UPGRADES sparkle throughout—new roof (2025), granite kitchen counters (2025), water heater (2025), fridge (2024), microwave hood fan (2025), central A/C (2024), carpeted stairs (2025), and engineered hardwood upstairs (2025). Step outside to a huge deck for summer BBQs, a storage shed, fully fenced yard, and a double concrete parking pad. Close to schools, shopping, and transit—this beauty blends comfort, style, and unbeatable value. Don't wait—your perfect home or investment is here!

Built in 1978

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453064  |
| Price    | \$290,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 93 Wellington Crescent |
| Area        | Spruce Grove           |
| Subdivision | Woodhaven_SPGR         |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1J9                |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 3                                                                         |
| Parking        | Front Drive Access, Parking Pad Cement/Paved                              |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace    | Yes                                                                                                                                            |
| Fireplaces   | Woodstove                                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Unfinished                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Brick, Metal                                                                                          |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 19th, 2025 at 10:33pm MDT