

## \$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 | 66                |
| Zoning         | Zone 91           |
| Condo Fee      | \$204             |

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Listing information last updated on November 2nd, 2025 at 6:32am MST