

## \$375,000 - 67 50 McLaughlin Drive, Spruce Grove

MLS® #E4462741

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,141 sqft  
Condo / Townhouse on 0.00 Acres

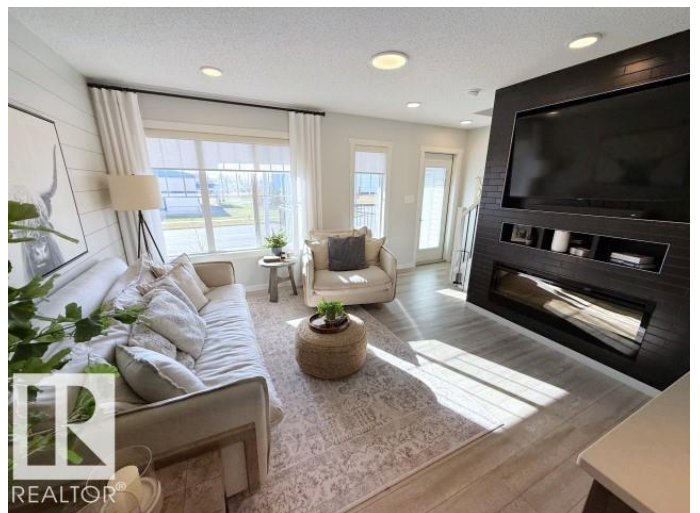
McLaughlin\_SPGR, Spruce Grove, AB

Step into this former award-winning show home by StreetSide Developments. This innovative 3-storey design features 2 luxurious primary suites, each with a walk-in closet and private ensuite. The stunning kitchen boasts quartz countertops, upgraded cabinetry, a large island with flush eating bar and premium stainless steel appliances. The bright, open-concept second level includes a spacious living room with fireplace, powder room, walk-in pantry and access to the vinyl/aluminum balcony. The dining area features built-in cabinetry with a bar fridge, perfect for entertaining. Enjoy luxury vinyl plank flooring throughout, plus convenient top-floor laundry. The heated double garage includes an extra tandem bay (8.6' x 11.8'), ideal for storage or hobbies. With over \$75,000 in upgrades, including central A/C, feature walls, fireplace, custom tile, blinds and more, this stylish, move-in-ready home blends comfort, function, and modern flair. A must-see!

Built in 2020

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462741  |
| Price    | \$375,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 67 50 McLaughlin Drive |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0E1                |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows, Walkout Basement, HRV System |
| Parking Spaces | 2                                                                                                                     |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                                                 |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                     |
| Exterior Features | Back Lane, 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    | October 19th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 91            |
| Condo Fee      | \$204              |

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 October 21st, 2025 at 8:17pm MDT