

## \$385,000 - 41 50 McLaughlin Drive, Spruce Grove

MLS® #E4458885

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,502 sqft  
Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Looking for a stunning, no maintenance lifestyle townhome with double oversize garage overlooking urban forest reserve? Over 1500 sq ft of exquisite upgrades throughout this entire 3 bed+ den, 2.5 bath home. This modern end unit boasts ceramic tile, quartz countertops, tiled backsplash, vinyl plank flooring, and large balcony in the family-friendly community of McLaughlin. Convenient to the Tri-Leisure Recreation Centre, you are steps away from trails, shops, and direct transit to downtown Edmonton.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4458885          |
| Price          | \$385,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,502             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 41 50 McLaughlin Drive |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0E1                |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home               |
| Parking Spaces | 2                                             |
| Parking        | Double Garage Attached, Insulated, Over Sized |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | 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          | None, No Basement                                                                                                     |

## Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 24                   |
| 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 16th, 2025 at 8:33am MDT