

# \$364,900 - 95 50 McLaughlin Drive, Spruce Grove

MLS® #E4455150

**\$364,900**

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 double garage (18Wx20L, heated, insulated) right next to Heritage Grove Park’s extensive nature trail system. This 2024-built 1,277 square foot 2 storey home features central air conditioning, luxury vinyl plank flooring and a fantastic open concept floor plan that’s tastefully upgraded. On the main level: a gourmet kitchen with quartz counters, dining area, 2-piece powder room and a bright living room with plenty of large windows and balcony access overlooking the future courtyard. Upper level: TOP FLOOR LAUNDRY and TWO primary suites, each with its own walk-in closet and full ensuite. Fantastic location near many amenities including the Tri Leisure Centre. Easy access to Jennifer Heil Way & Highway 16A. Must see!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455150  |
| Price      | \$364,900 |
| 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                23  
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 September 20th, 2025 at 1:17pm MDT