

## \$384,900 - 83 50 McLaughlin Drive, Spruce Grove

MLS® #E4449740

### \$384,900

4 Bedroom, 2.50 Bathroom, 1,396 sqft  
Condo / Townhouse on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Exceptional 4-bedroom end-unit townhome in McLaughlin! Only 7 months old, this Madelyn II model features over \$9,000 in premium upgrades and chic finishes. Enjoy 3 spacious bedrooms upstairs, including a primary suite with a spa-like ensuite, while the 2nd and 3rd bedrooms share a convenient Jack-and-Jill ensuite bathroom. The versatile lower-floor bedroom is perfect for guests or a home office. The gourmet kitchen boasts upgraded Shaker-style cabinetry, quartz countertops, elegant backsplash, walk-in pantry, and stainless steel undermount sink. The open-concept layout is filled with natural light, and the double car garage adds convenience. Located near parks, schools, shopping, and transit, with remaining Alberta New Home Warranty. Move-in ready!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449740  |
| Price          | \$384,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,396     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2024              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 83 50 McLaughlin Drive |
| Area        | Spruce Grove           |
| Subdivision | McLaughlin_SPGR        |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0E1                |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Backs Onto Park/Trees, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 91         |

Condo Fee                \$204



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