# \$410,000 - 122 Mclaughlin Drive, Spruce Grove

MLS® #E4429598

#### \$410,000

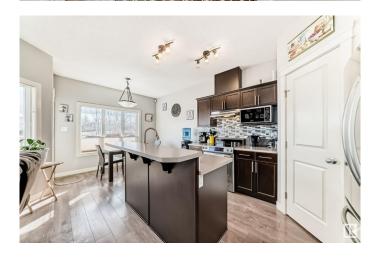
3 Bedroom, 3.50 Bathroom, 1,442 sqft Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Very clean and well taken care of fully finished 1,442 sq ft 2 storey style half duplex in the McLaughlin neighborhood in Spruce Grove. The main floor has laminate flooring, and open style floor plan featuring family room great room style with gas fireplace, island style kitchen, with tile backslash, appliances included, breakfast nook, and a 2 piece bathroom. The upper level has a large primary bedroom with a 4 piece bathroom, and the other 2 bedroom are spacious in size along with another 4 piece bathroom and a Bonus Room and Study area. The basement is fully finished with a large open entertainment room and a 3 piece bathroom. The exterior is fully landscaped, fenced, vinyl siding, very private, and has a patio door leading to a large attached deck, which backs onto a private green area. The McLaughlin community is walking distance to the Tri Leisure center, parks, playgrounds, shopping, and all amenities. You will not find a cleaner home. This immaculate property shows a 10 out of 10.







Built in 2011

## **Essential Information**

MLS® # E4429598 Price \$410,000 Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,442

Acres 0.00

Year Built 2011

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 122 Mclaughlin Drive

Area Spruce Grove

Subdivision McLaughlin\_SPGR

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0K3

#### **Amenities**

Amenities See Remarks

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Park/Reserve

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 7th, 2025

Days on Market 13

Zoning Zone 91

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 April 20th, 2025 at 2:17pm MDT