

Courtesy Of Dave B Johnston Of RE/MAX River City

## \$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                12

Zoning                              Zone 91

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Listing information last updated on April 19th, 2025 at 5:47am MDT