

## \$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—book your showing today!

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	2

Zoning                      Zone 91  
Condo Fee                \$204



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Listing information last updated on July 27th, 2025 at 12:47am MDT