

## \$390,000 - 376 Nelson Drive, Spruce Grove

MLS® #E4440865

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Charming 3-Bedroom Home in Desirable McLaughlin Community This air conditioned, well-maintained, 3-bedroom, 2.5-bath home is ideally located in the sought-after McLaughlin neighborhood. Enjoy a low-maintenance lifestyle within walking distance of the Tri Leisure Centre, scenic walking trails, parks, schools, shopping, and restaurants. Inside, you'll find an open-concept main floor featuring a bright living room with large windows and laminate flooring, a spacious kitchen with granite countertops, ample cabinetry, and a central island - perfect for entertaining. A convenient laundry room and 2-piece bath complete the main floor. Upstairs, enjoy three generously sized bedrooms, including a primary suite with his and her closets and a full ensuite. The basement is ready for your personal touch. Outside, the partially fenced and landscaped yard leads to a double detached garage with rear alley access. Clean, move-in ready, and located in a vibrant neighbourhood.

Built in 2012

### Essential Information

MLS® # E4440865

Price \$390,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	376 Nelson Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N3

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Brookwood School  
Middle                      Woodhaven Middle School  
High                        Spruce Grove Composite Hig

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        9  
Zoning                      Zone 91

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