

## \$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                10  
Zoning                              Zone 91

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