

## \$385,000 - 361 Nelson Drive, Spruce Grove

MLS® #E4461726

**\$385,000**

3 Bedroom, 3.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

NO CONDO FEE, corner unit townhouse in the vibrant and prime community of McLaughlin! A block from the tri-leisure centre and close to shopping, this well kept townhouse offers 3 bedrooms up with a ensuite and walk-in closet. A total of 4 bathrooms including a newly constructed modern 3pc in the partially finished basement! The basement has been drywalled and offers a wide open space, simple to complete. Beautiful touches and updates through-out including new appliances and quartz counter tops/and backsplash. Landscaped yard, spacious new deck, and a detached, insulated garage. Your perfect home awaits!

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4461726      |
| Price          | \$385,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |



|          |                      |
|----------|----------------------|
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 361 Nelson Drive |
| Area        | Spruce Grove     |
| Subdivision | McLaughlin_SPGR  |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0N9          |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Front Porch |
| Parking   | Double Garage Detached, Insulated           |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 91           |

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