

# **\$364,900 - 367 Nelson Drive, Spruce Grove**

MLS® #E4432784

**\$364,900**

2 Bedroom, 2.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

McLaughlin\_SPGR, Spruce Grove, AB

Welcome to 367 Nelson Drive in the wonderful neighbourhood of McLaughlin! This home is in a fantastic location - just steps from the Tri-Leisure Centre, restaurants, public transit, and the scenic Heritage Grove Park Trail system, offering 40 kms of all weather trails. Inside, pride of ownership shines through with closet organizers, fresh paint (2024), a new fridge (2024), and a new washer/dryer set (2023) as well as new A/C (2024). The main floor features a bright and spacious living room, a massive dining area perfect for hosting, and a stylish kitchen with timeless finishes and ample counter space. Upstairs, you'll find two generous primary bedroomsâ€”ideal for shared living or family lifeâ€”each with its own full ensuite. The undeveloped basement offers room to grow, while the low-maintenance exterior lets you enjoy the sunny, south-facing backyard stress-free. This move-in ready home offers unbeatable convenience with quick access to both HWY 16 & 16A. Welcome to Spruce Grove!

Built in 2012

## **Essential Information**

MLS® # E4432784

Price \$364,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,423
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	367 Nelson Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N9

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, No Smoking Home
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low

	Maintenance	Landscape,	Playground	Nearby,	Schools,	Shopping
		Nearby				
Roof	Asphalt Shingles					
Construction	Wood, Stone, Vinyl					
Foundation	Concrete Perimeter					

### Additional Information

Date Listed            April 25th, 2025

Days on Market      2

Zoning                Zone 91

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