

# \$257,500 - 95 Wellington Crescent, Spruce Grove

MLS® #E4445409

## \$257,500

3 Bedroom, 1.50 Bathroom, 1,235 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

Looking to invest? This is a great opportunity to jump into the Spruce Grove market for under \$300,000! With most of the demo work already done, you can just come in and start building! OR take the opportunity to buy low on a duplex in a wonderful community (walking distance to schools!!) and suit it to YOUR needs. With 3 bedrooms, a full basement, a good size backyard, and a BRAND NEW ROOF, this one is pure potential!

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4445409      |
| Price          | \$257,500     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,235         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 95 Wellington Crescent |
| Area        | Spruce Grove           |
| Subdivision | Woodhaven_SPGR         |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1K1                |

### **Amenities**

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Off Street Parking                                |
| Parking   | Front/Rear Drive Access, Parking Pad Cement/Paved |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | Washer                    |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                          |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Metal                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 91        |

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Listing information last updated on August 5th, 2025 at 10:47am MDT