

\$398,900 - 9 Wellington Crescent, Spruce Grove

MLS® #E4451981

\$398,900

3 Bedroom, 2.00 Bathroom, 911 sqft
Single Family on 0.00 Acres

Woodhaven_SPGR, Spruce Grove, AB

Modern comfort, outdoor space, and a family-friendly location! This 1,390 sq ft 3-bedroom, 2-bath 4-level split in Woodhaven sits on an oversized pie-shaped lot—ideal for kids, pets, and backyard fun. The main floor boasts vaulted ceilings, a cozy wood-burning fireplace, and patio doors leading to a private, tiered deck and fully fenced yard. Recent updates include some new flooring and fresh paint throughout. There’s plenty of parking with a 3-car concrete pad and extra room for an RV or toys. Just steps to schools, parks, and Spruce Grove’s beautiful trail system—this is the perfect place for a growing family to call home!

Built in 1978

Essential Information

MLS® #	E4451981
Price	\$398,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family



Style	4 Level Split
Status	Active

Community Information

Address	9 Wellington Crescent
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1K6

Amenities

Amenities	Detectors Smoke, Vaulted Ceiling
Parking Spaces	3
Parking	Front Drive Access, Parking Pad Cement/Paved

Interior

Appliances	Dryer, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Not Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brookwood
Middle	Woodhaven
High	Spruce Grove Composite

Additional Information

Date Listed August 8th, 2025

Days on Market 2

Zoning Zone 91

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