

\$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 | 10 |
| Zoning | Zone 91 |

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Listing information last updated on July 12th, 2025 at 1:32pm MDT