$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