

## \$374,900 - 44 Wellington Crescent, Spruce Grove

MLS® #E4459797

**\$374,900**

4 Bedroom, 2.00 Bathroom, 944 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

**BACKS SOUTH ONTO A PARK WITH PLAYGROUND!** This spacious and fully upgraded 4 bedrooms, 2 bathrooms raised bungalow is ideally situated in a quaint family-friendly neighbourhood only a block from schools and Spruce Grove's largest park system. Step inside to find a bright living room with a large picture window and a WETT-certified wood-burning fireplace. The brand-new kitchen features stainless-steel appliances, a vented over-the-range microwave, and garburator. The main floor boasts two bedrooms including a generous primary suite with walk-through closet, and a stunningly redone 5-piece bathroom complete with twin sinks, quartz vanity, and lighted mirrors. The downstairs is perfect for children, offering two additional large bedrooms, a huge family room, a new 3-piece bathroom with luxurious 5ft shower, and new washer/dryer with sink. Other upgrades include A/C and furnace, upgraded plumbing so you won't be scalded in the shower, and Energy Star certified windows and doors

Built in 1979

### Essential Information

MLS® # E4459797

Price \$374,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 944                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 44 Wellington Crescent |
| Area        | Spruce Grove           |
| Subdivision | Woodhaven_SPGR         |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1K2                |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Closet Organizers, Vinyl Windows, See Remarks |
| Parking   | Parking Pad Cement/Paved                                                           |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Fireplace    | Yes                                                                                                    |
| Fireplaces   | Mantel                                                                                                 |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stucco                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, No Back Lane, Schools |
| Roof              | Asphalt Shingles                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 27th, 2025 at 2:32am MDT