

# \$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	14
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 7:02am MDT