

# \$388,000 - 9 Wellington Crescent, Spruce Grove

MLS® #E4451981

**\$388,000**

3 Bedroom, 1.50 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, 1.5-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	\$388,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
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 31

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 September 8th, 2025 at 9:31am MDT