

# \$398,900 - 9 Wellington Crescent, Spruce Grove

MLS® #E4451981

## \$398,900

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          | \$398,900     |
| 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      16  
Zoning                Zone 91

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