

# \$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      7  
Zoning                Zone 91

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