

## **\$314,900 - #49 Wellington Crescent, Spruce Grove**

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MLS® #E4443814

### **\$314,900**

3 Bedroom, 2.50 Bathroom, 1,200 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

Welcome to 49 Wellington Crescent in Woodhaven, Spruce Grove! This FULLY FINISHED 2-storey home is packed with CHARM, FUNCTIONALITY and SMART updates. The main floor offers a OPEN BRIGHT kitchen and dining area with TILE floors, patio doors that lead to an 8X12 DECK, plus a COZY living room with a wood-burning FIREPLACE and a convenient 2-piece bath. GORGEOUS staircase with a landing OVERLOOKING the Living room area. Upstairs you'll find 3 bedrooms and a 4-piece bath. The basement features a REC ROOM, 3-piece bath and VINYL PLANK flooring. Recent upgrades include a newer FURNACE, HOT WATER TANK, and CENTRAL- A/C (2022). The backyard features ALLY ACCESS, a cement PARKING PAD, 2 garden wood boxes and a Storage Shed. Front offers 2-gravel parking pad and plenty of street parking. Updated VINYL WINDOWS throughout (except basement). Located close to schools and parks. Perfect for families or first-time buyers! A warm and welcoming home with timeless appeal!



Built in 1978

### **Essential Information**

MLS® #	E4443814
Price	\$314,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	#49 Wellington Crescent
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1K4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls, Front/Rear Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 23rd, 2025  
Days on Market                11  
Zoning                              Zone 91

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