

## \$119,000 - 409 260 Spruce Ridge Road, Spruce Grove

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MLS® #E4435720

**\$119,000**

2 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

•WOODGROVE PLACE COMMUNITY•  
top floor unit that has a floor plan with a dinette space to entertain friends and guests, a kitchen with cabinets, appliances, ceiling fan and a living room that opens to the balcony to enjoy the outdoors. Primary bedroom has a natural light window and a closet for easy access to clothing and accessories. The other bedroom has a closet and window for sunlight and down the hall is a bathroom with vanity and shower tub. This home offers some features like a top floor location, 2 bedrooms, in-suite laundry, storage, parking stall and elevator. Near the Tri Leisure Centre that offers pool, fitness center, running track, gym & more to enjoy, close to schools, parks, restaurants, shopping & public transportation. WOODGROVE PLACE a place to call home or invest in a self-managed rental or register in the rental pool management options. Unit and current tenancy agreement lease is in Woodgrove Place RAP (rental pool) and new owner can decide to stay and (opt in) the rental pool

Built in 2005

### Essential Information

MLS® # E4435720

Price \$119,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	732
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	409 260 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A1

### **Amenities**

Amenities	Parking-Visitor, Storage-In-Suite, Rental Pool Option
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                29  
Zoning                              Zone 91  
Condo Fee                        \$502

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