

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

MLS® #E4440538

**\$119,000**

2 Bedroom, 1.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

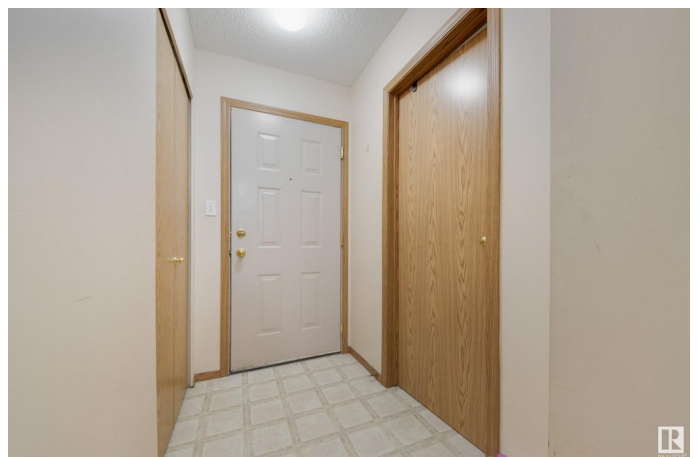
Spruce Ridge, Spruce Grove, AB

INVESTORS and FIRST-TIME BUYERS take note!! Here is a 2 bedroom condo in Spruce Ridge with east facing balcony views! This unit resides on the 2nd floor of building B in Woodgrove Place. Excellently managed complex! Brand new Hardie board siding on building B in Dec 2024. Unit features open concept kitchen/living area. Full 4pc bath with 2 bedrooms (one with walk-in closet) and separate in-suite laundry/storage room! Great neighbourhood, with the TransAlta Tri Leisure Centre literally next door featuring public pool, gymnasium, workout centre, running track and more. Walking/biking distance to extensive Spruce Grove trail system. Close to shopping and amenities. A great find at an unbeatable price!!

Built in 2005

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4440538  |
| Price          | \$119,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 766       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

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

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Rental Pool Option |
| Parking   | Stall                                                                                                        |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                   |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Hardie Board Siding                                                                   |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 91        |

Condo Fee                    \$525

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Listing information last updated on June 16th, 2025 at 4:17am MDT