

Courtesy Of Kimberly Cowan Of Century 21 Masters

## \$195,000 - 610 King Street, Spruce Grove

MLS® #E4441232

**\$195,000**

2 Bedroom, 1.5 Bathroom, 992 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this bright and affordable townhouse in Grove Estates, Spruce Grove! This 2 bedrooms, 1.5 baths unit has nearly 1,000 sq ft of living space and is perfect for first-time buyers or savvy investors. The main floor features a spacious living room, dining area, functional kitchen, convenient half bath, and in-suite laundry. Upstairs, you'll find two generous bedrooms and a full bath. No carpet here! There is vinyl plank throughout this property. Located close to schools, shopping, parks, trails, and transit with quick access to Highway 16, this is ideal for commuters to Edmonton. Enjoy quiet, family-friendly living with condo fees that include water, landscaping and snow removal. Backing onto the seniors complex, this backyard has added privacy. Move-in ready, this home is cheaper than rent and full of potential. A must see!

Built in 2002

### Essential Information

MLS® #	E4441232
Price	\$195,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	992
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	610 King Street
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4J9

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 8th, 2025
Days on Market	8

Zoning	Zone 91
Condo Fee	\$325

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