

# **\$119,000 - 210 260 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	210 260 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	34
Zoning	Zone 91

Condo Fee                \$525

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