

# **\$125,000 - 306 260 Spruce Ridge Road, Spruce Grove**

MLS® #E4440717

**\$125,000**

2 Bedroom, 1.00 Bathroom, 723 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Own for less than rent! Light and bright with room to spread out - this 2 bedroom unit features a spacious living room with patio doors to south facing balcony - watch the sunrise. Just right sized galley kitchen with dining room. 2 bedrooms with good sized closets and windows. 4 piece bath and laundry/storage room complete the unit. Enjoy this quiet well managed building located within easy access to shopping, Tri-Leisure and restaurants. Condo fees include heat, water & sewer.

Built in 2005

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440717               |
| Price          | \$125,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 723                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**



|             |                           |
|-------------|---------------------------|
| Address     | 306 260 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0A1                   |

### **Amenities**

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection |
| Parking Spaces | 1                                                                                                                                                                  |
| Parking        | Stall                                                                                                                                                              |

### **Interior**

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

### **Exterior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                            |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 91        |
| Condo Fee      | \$502          |

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Listing information last updated on June 17th, 2025 at 4:47am MDT