

## \$125,000 - 210 260 Spruce Ridge Road, Spruce Grove

MLS® #E4456871

**\$125,000**

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!! 2 bedroom CORNER UNIT condo with balcony overlooking greenspace! This well-maintained unit resides on the 2nd floor of building A in Woodgrove Place. Newer vinyl plank flooring and newer carpet! Open concept and bright kitchen/dining/living area. Full 4pc bath separating the 2 bedrooms. In-suite laundry/storage room. Pleasant SE facing balcony views overlooking greenspace! Building has newer roof and exterior. Optional rental pool in place for the complex. 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. What more do you want at this price? A great find!!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456871  |
| Price          | \$125,000 |
| 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 0G5                   |

### 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, Hood Fan, 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 | Backs Onto Park/Trees, 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    | September 9th, 2025 |
| Days on Market | 9                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 91 |
| Condo Fee | \$525   |

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Listing information last updated on September 18th, 2025 at 10:02am MDT