

\$139,000 - #401a 260 Spruce Ridge Rd, Spruce Grove

MLS® #E4439892

\$139,000

2 Bedroom, 1.00 Bathroom, 740 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this top-floor corner unit offering over 700 sq ft of bright living space. Featuring 2 spacious bedrooms, 1 full four-piece bathroom, and in-suite laundry, this well-maintained condo is move-in ready. Enjoy the open-concept layout with a bright living room and large windows that fill the space with natural light. The west-facing balcony is perfect for enjoying evening sunsets and offers a great outdoor retreat. The unit includes assigned parking and is located in a quiet, well-managed building. Location is unbeatable—this unit backs directly onto the Tri-Leisure Centre and is just minutes from shopping, groceries, schools, and all other essential amenities. Perfect for first-time buyers, investors, or downsizers looking for low-maintenance living in a prime area. Don't miss this fantastic opportunity to own a top-floor, corner unit in a highly sought-after location!

Built in 2005

Essential Information

| | |
|------------|-----------|
| MLS® # | E4439892 |
| Price | \$139,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 740 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | #401a 260 Spruce Ridge Rd |
| Area | Spruce Grove |
| Subdivision | Spruce Ridge |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0A1 |

Amenities

| | |
|-----------|---|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking | Stall, See Remarks |

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, Vinyl |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 14 |
| Zoning | Zone 91 |
| Condo Fee | \$465 |

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Listing information last updated on June 16th, 2025 at 12:17pm MDT