

## \$179,000 - 321 240 Spruce Ridge Rd, Spruce Grove

MLS® #E4446476

**\$179,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Finally a Place to call HOME! This wonderful, spacious 2 bedroom 2 full bath condo has a fantastic south facing view. Out on the private balcony you are overlooking a green space and the Tri Leisure Center is sitting immediately east. So conveniently located to shopping, restaurants, walking path, recreation facilities, parks and Highways 16 and 16A. Commuting anywhere is simple and easy. The open floor plan is welcoming so you can comfortably entertain or relax at your leisure. The in-suite laundry and large storage makes for a perfect setup. BONUS...this condo includes 2 parking stalls. You'll have 1 underground stall and 1 outdoor stall.

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4446476          |
| Price          | \$179,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 844               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 321 240 Spruce Ridge Rd |
| Area        | Spruce Grove            |
| Subdivision | Spruce Ridge            |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 0G5                 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2                                |
| Parking        | Stall, Underground               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 91        |

Condo Fee

\$450



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Listing information last updated on July 13th, 2025 at 3:17pm MDT