# **\$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, spacous 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

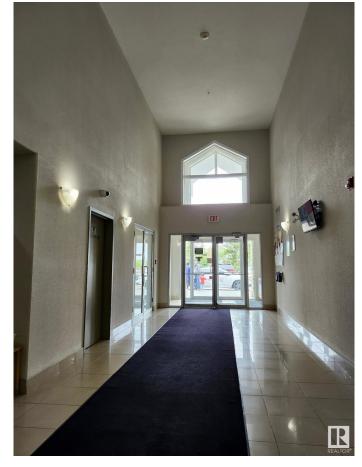
Square Footage 844

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



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