

## \$240,000 - 3-215 Church Road, Spruce Grove

MLS® #E4448260

**\$240,000**

2 Bedroom, 2.50 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

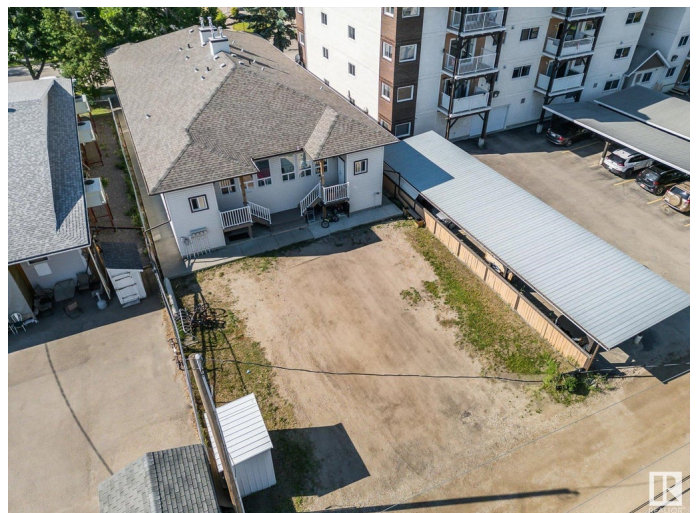
City Centre, Spruce Grove, AB

Located in the heart of Spruce Grove and within walking distance to all amenities. This affordable fully developed condo is nicely appointed and makes for a great starter and or investment property. This condo is a complex of 4, self managed units 2 bedrooms and 3 baths total. Each unit has a rear parking stall with on street parking available as well. Engineered hardwood flooring upstairs and carpet in the basement which has nice sized windows. Nice cabinetry and granite counter top. All window coverings included.

Built in 2007

### Essential Information

MLS® #	E4448260
Price	\$240,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	781
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active



## Community Information

Address	3-215 Church Road
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2K3

## Amenities

Amenities	Off Street Parking, Vinyl Windows
Parking	Front/Rear Drive Access

## Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 16th, 2025
Days on Market	13
Zoning	Zone 91
Condo Fee	\$225

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Listing information last updated on July 29th, 2025 at 9:17am MDT