

## \$225,000 - 417 240 Spruce Ridge Road, Spruce Grove

MLS® #E4459227

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

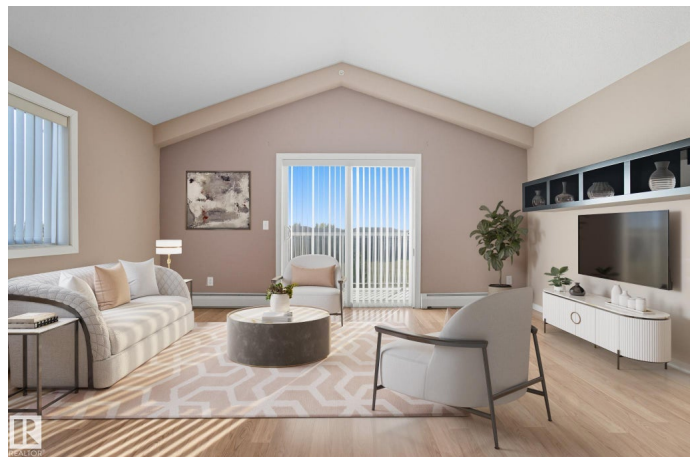
Spruce Ridge, Spruce Grove, AB

Stop renting and get into home ownership in one of the nicest condo units in Spruce Grove. This TOP FLOOR CORNER unit features 2 bedrooms and 2 bathrooms. Large entry as you walk in the door, space for everyone to get off coats and shoes. Open floorplan. Very functional kitchen with good storage and even comes with movable island! Great dining area can fit all shapes & sizes of table. Big living room has tons of natural light with both east & south facing windows. Master bedroom has tons of room for furniture! Walk through closet & 4pc ensuite! 2nd bedroom is great for a roommate, guests, kids or work from home! 2nd Full bathroom too. INSUITE LAUNDRY with extra storage too. Underground parking to keep the car warm all winter! Great location looking onto park space right next to the Tri Liesure Centre!!! This one is a must see!!!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459227  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,001     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 417 240 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0G5                   |

### Amenities

|                |                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                   |
| Parking        | Underground                                                                                                                                                         |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                              |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Level Land, Playground Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 91              |
| Condo Fee      | \$533                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 1:17pm MDT