

# **\$179,000 - 207 240 Spruce Ridge Road, Spruce Grove**

MLS® #E4446086

**\$179,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Bright, spacious and QUIET 2 bedroom, 2 bath condo in a prime location! Walking distance to the Tri Leisure centre, this second floor unit has east facing views of green space and welcomes in tons of natural light. Freshly painted and laminate flooring in the main living room and bedrooms - no carpet! The open kitchen with SS appliances has TONS of cupboards for maximum storage and a new 2024 dishwasher. The open concept living and dining room have sliding patio doors that lead to the spacious balcony. The large primary bedroom has a walk through closet leading to a FULL 4-piece ensuite. The second bedroom is situated on the opposite side of the primary with another 4-piece bathroom (ideal for families or roommates). Multiple storage closets and in-suite laundry! TWO titled parking spaces (one underground and one above ground. Steps to all amenities, this unit is a must see!

Built in 2008

## **Essential Information**

MLS® #	E4446086
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	207 240 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

### Amenities

Amenities	Intercom, Parking-Visitor, Storage-In-Suite
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Copperhaven School
Middle	Greystone Centennial
High	Spruce Grove Composite

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	12
Zoning	Zone 91
Condo Fee	\$457

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