

## \$220,000 - 204 6 Spruce Ridge Drive, Spruce Grove

MLS® #E4452449

**\$220,000**

2 Bedroom, 2.00 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Modern comfort in the Heart of Spruce Grove. Step into this bright and spacious 2 bedroom condo offering style, convenience and comfort. The inviting open concept living area features durable vinyl plank flooring and a cozy corner gas fireplace- perfect for relaxing evenings. The large kitchen boasts ample cabinetry & counterspace, ideal for everyday cooking or entertaining guests. Enjoy two well-appointed bathrooms, including a 3pc. main bath & a 4pc. ensuite! Slide the patio doors open from the living room and you will find the relaxing deck with shade awning curtains, which provides the perfect spot for morning coffees or summer evening meals. Both bedrooms are a great size, the master bedroom features a built-in AIR CONDITIONING UNIT. This complex also offers a car wash facility for all owners, plus an titled underground parking stall. Situated close to all amenities - shopping, dining, recreation and transit- you'll love the convenience of this sough-after Spruce Grove condo complex.

Built in 2005

### Essential Information

MLS® # E4452449

Price \$220,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 963                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 204 6 Spruce Ridge Drive |
| Area        | Spruce Grove             |
| Subdivision | Spruce Ridge             |
| City        | Spruce Grove             |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 4P4                  |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Parking-Visitor, Party Room, Recreation Room/Centre, Sprinkler System-Fire |
| Parking   | Underground                                                                                                 |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Water                                                                        |
| Fireplace         | Yes                                                                                     |
| Fireplaces        | Corner                                                                                  |
| # of Stories      | 4                                                                                       |
| Stories           | 1                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | None, No Basement                                                                       |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 80                |
| Zoning         | Zone 91           |
| Condo Fee      | \$572             |

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 30th, 2025 at 6:47pm MDT