

# \$174,900 - 806 610 King Street, Spruce Grove

MLS® #E4464766

## \$174,900

2 Bedroom, 1.50 Bathroom, 1,007 sqft  
Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this charming 2 bedroom, 1.5 bath end unit townhouse in Spruce Grove, perfect for first-time buyers or investors! The main floor offers a bright and spacious living room, dining area, functional kitchen, convenient half bath, and in-suite laundry. Upstairs, youâ€™ll find two generous bedrooms and a full bathroom. This home features huge windows with lots of natural light, and vinyl plank flooring throughout for a modern, low-maintenance finish. Recent upgrades include a new washer/dryer in 2024. Located in a quiet, family-friendly community close to schools, parks, walking trails, and quick access to Highway 16, this home combines comfort, convenience, and value. Move-in ready and truly a must-see!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464766  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,007     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 806 610 King Street |
| Area        | Spruce Grove        |
| Subdivision | Hilldowns           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4J9             |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking   | Stall                                                                            |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brookwood School       |
| Middle     | Greystone Centennial   |
| High       | Spruce Grove Composite |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
| Zoning      | Zone 91            |
| Condo Fee   | \$345              |

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Listing information last updated on November 5th, 2025 at 2:32pm MST