

# **\$125,000 - 306 260 Spruce Ridge Road, Spruce Grove**

MLS® #E4440717

**\$125,000**

2 Bedroom, 1.00 Bathroom, 723 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Own for less than rent! Light and bright with room to spread out - this 2 bedroom unit features a spacious living room with patio doors to south facing balcony - watch the sunrise. Just right sized galley kitchen with dining room. 2 bedrooms with good sized closets and windows. 4 piece bath and laundry/storage room complete the unit. Enjoy this quiet well managed building located within easy access to shopping, Tri-Leisure and restaurants. Condo fees include heat, water & sewer.

Built in 2005

## **Essential Information**

MLS® #	E4440717
Price	\$125,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	723
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**



Address	306 260 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A1

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 91
Condo Fee	\$502

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 June 17th, 2025 at 2:02am MDT