

## **\$210,000 - 302 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4453982

**\$210,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Wow this gorgeous 2 bedroom, 2 bathroom air conditioned apartment style condo has new carpet and is freshly painted making it move in ready!!! Features lovely open concept kitchen/dining room/living room. The amazing kitchen features plenty of maple cabinets, tons of counter space, pantry and stainless steel appliances. Garden doors from living room lead to one of the largest balconies in the complex. Good sized master bedroom with walk through closet and 3 piece ensuite. There is a large second bedroom another 4 piece bathroom, spacious entry with closets and in suite laundry room with stacking washer and dryer complete the unit. This unit has an assigned parking stall and storage space in the underground heated parking lot. Perfect location with easy access to highway 16 and very close to the Tri Leisure Centre, park across the street and closet to schools and shopping. A quick possession is available!

Built in 2009

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4453982  |
| Price      | \$210,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 302 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0H6                   |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Heated, Stall, Underground                                                                                                                |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                 |
| Exterior Features | Flat Site, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stone, Stucco                                                                                                 |

Foundation                Concrete Perimeter

**School Information**

Elementary                Copperhaven School  
High                        Spruce Grove Composite

**Additional Information**

Date Listed                August 21st, 2025  
Days on Market        17  
Zoning                      Zone 91  
Condo Fee                \$519

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 September 7th, 2025 at 5:02am MDT