

# \$127,000 - 210 260 Spruce Ridge Road, Spruce Grove

MLS® #E4429090

**\$127,000**

2 Bedroom, 1.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

INVESTORS and FIRST-TIME BUYERS take note!! Here is a 2 bedroom condo in Spruce Ridge with east facing balcony views! This unit resides on the 2nd floor of building B in Woodgrove Place. Excellently managed complex! Brand new Hardie board siding on building B in Dec 2024. Unit features open concept kitchen/living area. Full 4pc bath with 2 bedrooms (one with walk-in closet) and separate in-suite laundry/storage room! Great neighbourhood, with the TransAlta Tri Leisure Centre literally next door featuring public pool, gymnasium, workout centre, running track and more. Walking/biking distance to extensive Spruce Grove trail system. Close to shopping and amenities. A great find at an unbeatable price!!

Built in 2005

## Essential Information

MLS® #	E4429090
Price	\$127,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00
Year Built	2005



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	210 260 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A1

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Rental Pool Option
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	Zone 91

Condo Fee            \$525

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Listing information last updated on April 5th, 2025 at 7:02am MDT