

# **\$174,300 - 409 240 Spruce Ridge Road, Spruce Grove**

MLS® #E4435203

**\$174,300**

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

TOP FLOOR condo with VAULTED CEILINGS and a VIEW!! You'll love the privacy of this 2 bedroom, 2 bath unit that features a sweeping view of the park and fields surrounding the Tri-Leisure Centre - you can walk to your morning workout or swim! This unit feels very spacious & bright with the high ceiling, lovely view and open concept plan. There are two good-sized bedrooms, each with a full 4-piece bath (great for two adults sharing!) and you'll love the convenience of in-suite laundry and storage! There's a balcony with a great view - just perfect for enjoying on summer evenings. Titled, secure, heated underground parking is well-located, right by the elevator and there's ample visitor parking as well. The building is not only close to the leisure centre, but has great access to shopping, schools and playground.

Built in 2008

## **Essential Information**

MLS® #	E4435203
Price	\$174,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	409 240 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

### Amenities

Amenities	Ceiling 9 ft., Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vaulted Ceiling
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	8
Zoning	Zone 91
Condo Fee	\$440

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