

## **\$450,000 - 17 340 Spruce Ridge Road, Spruce Grove**

MLS® #E4445648

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,166 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This air-conditioned adult bungalow style duplex is located in the quiet community of Harvest Ridge Estates and is available for immediate possession. Features include an open concept design, finished double attached garage, concrete front porch, an a rear deck right off the dining room. The primary bedroom ensuite is equipped with a stand-up shower and walk-in closet with a washer and dryer. Rounding out the main floor is the front den with french door entry, the main bath and a laundry closet should you wish to move the washer and dryer out of the bedroom walk-in. The fully finished basement provides more entertaining or recreation space as well as another large bedroom, a full bath, and plenty of storage. The double attached garage has an interior depth of over 21'. Bareland condo with low condo fees!

Built in 2012

### **Essential Information**

MLS® #	E4445648
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,166
Acres	0.00



Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	17 340 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J4

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, Low Maintenance Landscape, No Through Road, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	12

Zoning	Zone 91
Condo Fee	\$222

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