

## \$125,000 - 607 620 King Street, Spruce Grove

MLS® #E4429968

**\$125,000**

2 Bedroom, 1.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Extremely affordable & cheaper than rent so perfect for first time home buyer & will even make perfect investment property for smart investors as it has an attractive price. If it had a fresh coat of paint & new flooring sure it would look better but the price would be higher too but if you choose to do that then you get the colour you want. Built in 2003, you will find this home is centrally located in Spruce Grove & therefore gets all the benefits of this fast growing dynamic community plus being centrally located you have easy access to all amenities. Inside, you will find this a very spacious 2 bedroom condo. Huge living room and bedrooms, much bigger than many new builds. Living room has sliding doors to your balcony & your parking stall is close by & has benefit of being tandem so you can park 2 cars. Laundry is conveniently in suite plus furnace & brand new hot water tank so you are always in control of your utilities. Well managed complex with low condo fees & new shingles recently done.

Built in 2003

### Essential Information

MLS® #	E4429968
Price	\$125,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	904
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	607 620 King Street
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4K1

### **Amenities**

Amenities	Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Racquet Courts, Security Door
Parking	Stall, Tandem

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	8
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	23
Zoning	Zone 91
Condo Fee	\$423

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