

Courtesy Of Dwight L Hayes Of Century 21 Leading

## \$359,000 - 7 300 Queen Street, Spruce Grove

MLS® #E4446377

**\$359,000**

2 Bedroom, 2.50 Bathroom, 1,412 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

This immaculate Grove townhome, boasting 9'™ ceilings on the main floor, has been freshly painted with new carpeting and laminate flooring. The open layout features two primary bedrooms, each with ensuite and walk-in closets, a second-floor laundry, and a wide, light-filled staircase. This modern kitchen has ample cabinetry, counter space, high-end appliances, a pantry, and a water filtration system connected to the sink and fridge. Relax on the private balcony with a gas BBQ hookup, or enjoy the spacious living and dining areas and convenient half bath. The unfinished basement, with 9'™ ceilings and a bathroom rough-in, offers endless potential. Additional highlights include A/C, central vacuum, and a single attached garage with a faucet and floor drain, plus driveway and street parking. Part of an 8-unit condo with no age restrictions and small pets allowed, this owner-occupied home is in like-new condition and ready for you!

Built in 2013

### Essential Information

MLS® #	E4446377
Price	\$359,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7 300 Queen Street
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2J1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
Days on Market	4
Zoning	Zone 91
Condo Fee	\$325

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