

## \$179,000 - 321 240 Spruce Ridge Rd, Spruce Grove

MLS® #E4446476

**\$179,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

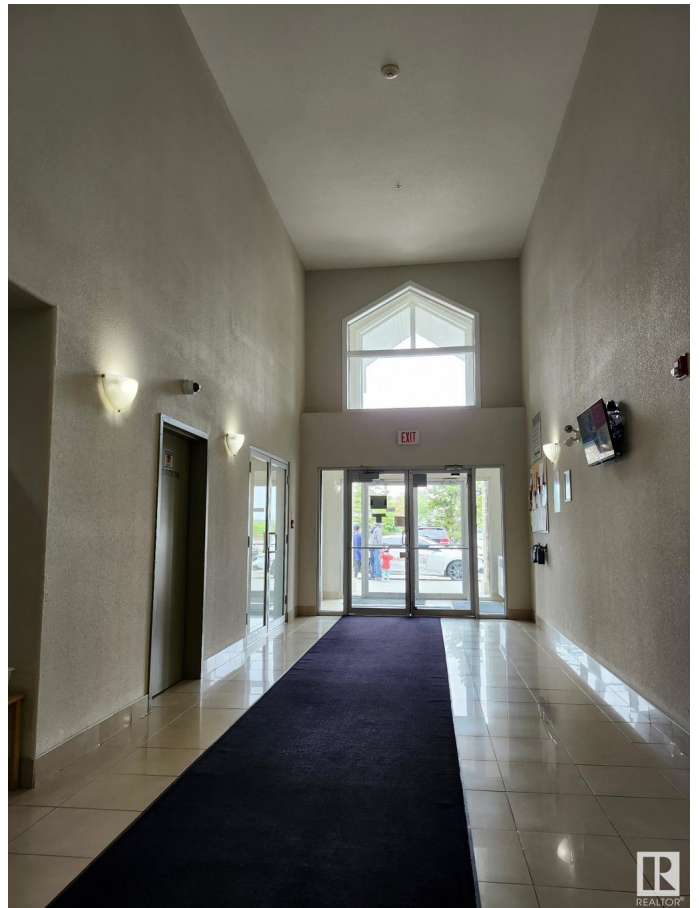
Spruce Ridge, Spruce Grove, AB

Finally a Place to call HOME! This wonderful, spacious 2 bedroom 2 full bath condo has a fantastic south facing view. Out on the private balcony you are overlooking a green space and the Tri Leisure Center is sitting immediately east. So conveniently located to shopping, restaurants, walking path, recreation facilities, parks and Highways 16 and 16A. Commuting anywhere is simple and easy. The open floor plan is welcoming so you can comfortably entertain or relax at your leisure. The in-suite laundry and large storage makes for a perfect setup. BONUS...this condo includes 2 parking stalls. You'll have 1 underground stall and 1 outdoor stall.

Built in 2008

### Essential Information

MLS® #	E4446476
Price	\$179,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	321 240 Spruce Ridge Rd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

### Amenities

Amenities	Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	Zone 91

Condo Fee

\$450



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Listing information last updated on July 11th, 2025 at 6:02am MDT