

# **\$123,000 - 311 260 Spruce Ridge Road, Spruce Grove**

MLS® #E4440882

**\$123,000**

2 Bedroom, 1.00 Bathroom, 742 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this bright and well-kept 2-bedroom corner unit condo, in Spruce Grove's Woodgrove Place! This unit offers an open-concept layout with a sunny kitchen, dining, and living area that flows onto a NW-facing balcony. You'll love the updated flooring throughout, including newer vinyl plank and carpet, as well as a newer dishwasher and recently replaced washer in the in-suite laundry and storage room. The 4-piece bath conveniently separates the two bedrooms, making it ideal for roommates or guests. This well-managed building has seen valuable updates, including a new roof and Hardie board exterior in recent years. Location is everything—just steps from the Tri Leisure Centre, offering a pool, gym, track, and more. You're also close to trails, shopping, and all the amenities Spruce Grove has to offer. A solid value for investors or those looking to enter the market—don't miss this one!

Built in 2005

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4440882  |
| Price      | \$123,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 742                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 311 260 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0A1                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 6th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 91 |
| Condo Fee      | \$511   |

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Listing information last updated on June 16th, 2025 at 2:32pm MDT