

Courtesy Of Arlie E Jespersen Of Century 21 Leading

## **\$199,900 - 204 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4442663

**\$199,900**

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This beautiful 2 bedroom, 2 bath suite in Parkland Point (formerly Edgeworth Place) has an excellent location and features. The south-facing 932 sqft unit has a nice open concept, garden doors to a spacious covered balcony; kitchen with stainless steel appliances, corner sink, large island. The primary bedroom is generously sized and has a walk-through closet to a 3-pce ensuite; there is a second bedroom and 4-pce bath as well. Lovingly maintained, nice and clean. Youâ€™™ll appreciate in-suite laundry with stacked washer & dryer affording extra storage space. Heated and secure underground parking with its own storage cage. Condo fee includes heat and water! Pet-friendly and with no age restrictions, this building has a lovely aesthetic and there is a common room with kitchenette at the building's entrance. Bus stop is right beside the complex and you're directly across the street from a park with playground, paved trails, plus close to schools, the Tri-Leisure Centre, and many other services. Simply ideal!

Built in 2009

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4442663  |
| Price    | \$199,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 932                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 204 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0H6                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Copperhaven, Ecole Broxton |
| Middle     | Copperhaven                |
| High       | Spruce Grove Composite     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 91         |
| Condo Fee      | \$517           |

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Listing information last updated on June 17th, 2025 at 7:17am MDT