

# **\$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
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Days on Market	17
Zoning	Zone 91
Condo Fee	\$511

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