# \$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'II 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 everythingâ€"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 marketâ€"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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