

## \$129,000 - 308 620 King Street, Spruce Grove

MLS® #E4433902

**\$129,000**

2 Bedroom, 1.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

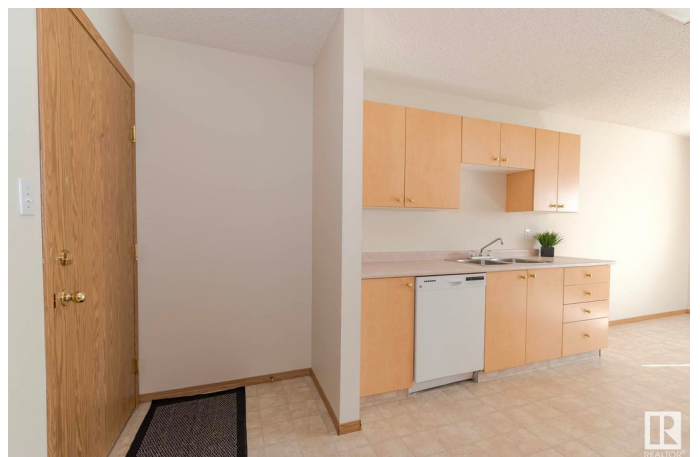
Hilldowns, Spruce Grove, AB

Spacious, affordable, and move-in ready! This top floor 2-bedroom condo with low condo fees in the heart of Spruce Grove offers 968 sq ft of well designed living space, much larger than many newer builds. Ideal for first-time buyers or investors, this home features a bright and open layout with a huge living room that leads to your private sunny south facing balcony. Both bedrooms are generously sized with plenty of room for full furniture sets or even home office setup. Enjoy the convenience of in-suite laundry, plus your own furnace and hot water tank for full control of your utilities. Parking stall is just steps from the entrance. Located in a well managed complex with low condo fees and newer shingles, and centrally situated close to shopping, restaurants, schools, and transit. A great opportunity to own in this growing, vibrant community!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433902  |
| Price          | \$129,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 969       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 308 620 King Street |
| Area        | Spruce Grove        |
| Subdivision | Hilldowns           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4K1             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 2  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |

|           |         |
|-----------|---------|
| Zoning    | Zone 91 |
| Condo Fee | \$424   |

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Listing information last updated on May 2nd, 2025 at 10:47pm MDT