# **\$174,900 - 219 240 Spruce Ridge Road, Spruce Grove**

MLS® #E4438607

### \$174,900

2 Bedroom, 2.00 Bathroom, 844 sqft Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Modern Condo Living at Spruce Ridge Manor. Welcome to Spruce Ridge Manor, where convenience meets comfort in this stunning 2-bedroom, 2-bathroom condo. Featuring a bright, open floor plan, this home offers a spacious living area ideal for both relaxation and entertaining. The kitchen is full of natural light, perfect for culinary adventures, while the large master bedroom boasts ample closet space and a luxurious 4-piece ensuite bathroom. Enjoy the ease of in-suite laundry and storage, and step onto the south-facing balcony for beautiful views that brighten every day. This secure building provides peace of mind, with a dedicated on-site caretaker and secured underground parkingâ€"a must-have for Alberta's chilly winters. Conveniently located close to shopping, dining, and recreational hotspots including the TRI Leisure Centre, parks, walking paths, and restaurants, this condo also offers quick access to both Highway 16 and 16A, making commuting a breeze.

Built in 2008

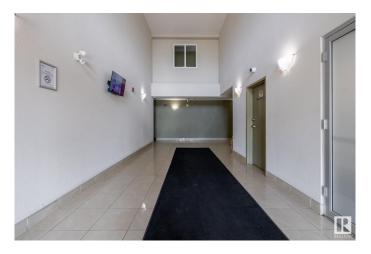
#### **Essential Information**

MLS® # E4438607 Price \$174,900

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 844
Acres 0.00
Year Built 2008

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 219 240 Spruce Ridge Road

Area Spruce Grove
Subdivision Spruce Ridge
City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0G5

## **Amenities**

Amenities Intercom, No Animal Home, Parking-Visitor

Parking Spaces 1

Parking Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 26th, 2025

Days on Market 22

Zoning Zone 91

Condo Fee \$440

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