

## \$125,000 - 408 260 Spruce Ridge Road, Spruce Grove

MLS® #E4441141

**\$125,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Woodgrove Place â€“ Top Floor Condo! This 2-bedroom, 1-bath unit offers an open floor plan with a spacious galley-style kitchen and included appliances. Enjoy the outdoors and an open field view from your living room balcony. Good-sized windows provide natural light throughout. Recently painted with some newer vinyl plank flooring. Includes in-suite laundry and storage. An energized parking stall is conveniently located near the main entrance. Condo fees include the covering of heat, water, and sewer. Located within walking distance of the TransAlta Tri-Leisure Centre with gym, pool, and track. Also close to schools, parks, public transit, and other amenities. At 783 sq ft and near the elevator, this is a great home or rental investment. Self-managed or rental pool options available.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441141  |
| Price          | \$125,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 739       |
| Acres          | 0.00      |
| Year Built     | 2005      |



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

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 408 260 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0A1                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 91        |

Condo Fee                    \$502

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Listing information last updated on June 18th, 2025 at 5:32am MDT