

Courtesy Of Kimberly Cowan Of Century 21 Masters

## \$195,000 - 1003 610 King Street, Spruce Grove

MLS® #E4441232

**\$195,000**

2 Bedroom, 1.50 Bathroom, 992 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this bright and affordable townhouse in Grove Estates, Spruce Grove! This 2 bedrooms, 1.5 baths unit has nearly 1,000 sq ft of living space and is perfect for first-time buyers or savvy investors. The main floor features a spacious living room, dining area, functional kitchen, convenient half bath, and in-suite laundry. Upstairs, youâ€™™ll find two generous bedrooms and a full bath. No carpet here! There is vinyl plank throughout this property. Located close to schools, shopping, parks, trails, and transit with quick access to Highway 16, this is ideal for commuters to Edmonton. Enjoy quiet, family-friendly living with condo fees that include water, landscaping and snow removal. Backing onto the seniors complex, this backyard has added privacy. Move-in ready, this home is cheaper than rent and full of potential. A must see!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441232  |
| Price      | \$195,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 992               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1003 610 King Street |
| Area        | Spruce Grove         |
| Subdivision | Hilldowns            |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 4J9              |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Stall                      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 10             |

|           |         |
|-----------|---------|
| Zoning    | Zone 91 |
| Condo Fee | \$325   |

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