

# **\$174,300 - 409 240 Spruce Ridge Road, Spruce Grove**

MLS® #E4435203

**\$174,300**

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

TOP FLOOR condo with VAULTED CEILINGS and a VIEW!! You'll love the privacy of this 2 bedroom, 2 bath unit that features a sweeping view of the park and fields surrounding the Tri-Leisure Centre - you can walk to your morning workout or swim! This unit feels very spacious & bright with the high ceiling, lovely view and open concept plan. There are two good-sized bedrooms, each with a full 4-piece bath (great for two adults sharing!) and you'll love the convenience of in-suite laundry and storage! There's a balcony with a great view - just perfect for enjoying on summer evenings. Titled, secure, heated underground parking is well-located, right by the elevator and there's ample visitor parking as well. The building is not only close to the leisure centre, but has great access to shopping, schools and playground.

Built in 2008

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4435203  |
| Price          | \$174,300 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 409 240 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0G5                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vaulted Ceiling |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 91       |
| Condo Fee      | \$440         |

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Listing information last updated on May 9th, 2025 at 4:32pm MDT