

## **\$199,900 - 106 6 Spruce Ridge Drive, Spruce Grove**

MLS® #E4460389

**\$199,900**

1 Bedroom, 1.00 Bathroom, 752 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

MOVE IN READY! Welcome to this well-kept, 1st-floor, 1-Bedroom plus a den condo! BRIGHT AND CONVENIENTLY LOCATED, this could be your new Home! Laminate flooring (NO CARPET AT ALL!) and Light neutral paint make this spacious condo feel fresh and Airy. Unit features an OPEN CONCEPT living space with a Spacious living room and a well-appointed kitchen. With loads of NATURAL LIGHT flowing throughout, enjoy direct access to the south-facing balcony. You'll delight in the gas fireplace in the living room in the winter and the A/C unit in your bedroom in the summer. The bedroom is Large enough to fit your KING SIZED bed and features large his and hers walk-through closet. In-Suite laundry will SAVE YOU TIME AND MONEY! PARKING: 1 titled stall in the Heated underground parkade. This Secure building also offers a gazebo, an amenities building to host large gatherings, and an underground carwash bay. Walking distance to the Tri-Leisure Centre, and EASY ACCESS TO ALL MAIN ROADS, has you covered for work and play!

Built in 2005

### **Essential Information**

MLS® # E4460389

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 752                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 106 6 Spruce Ridge Drive |
| Area        | Spruce Grove             |
| Subdivision | Spruce Ridge             |
| City        | Spruce Grove             |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 4P4                  |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Club House, Gazebo |
| Parking   | Heated, Parkade, Underground                  |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | In Floor Heat System, Natural Gas                                                                                                  |
| # of Stories      | 4                                                                                                                                  |
| Stories           | 1                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | None, No Basement                                                                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                            |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Stone, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 91           |
| Condo Fee      | \$451             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 11:47am MDT