

## **\$172,888 - 120 240 Spruce Ridge Road, Spruce Grove**

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MLS® #E4454746

**\$172,888**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to Spruce Ridge Manor . Plenty of natural light with greenspace off the patio. South facing main floor 2 large bedrooms and 2 full bathrooms apartment . upgrades including Newer vinyl plank flooring installed in December. washer and dryer have been recently upgraded along with back splash,paint,counter tops ! this unit comes with 2 titled parking stalls! Close to all amenities, including schools, Tri-Leisure Center,parks and transit! Great for first time home buyers, investors or those looking to downsize , Dont miss out on this amazing suite!

Built in 2008

### **Essential Information**

MLS® #	E4454746
Price	\$172,888
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	Multi Level Apartment
Status	Active



## Community Information

Address	120 240 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

## Amenities

Amenities	Off Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite
Parking Spaces	2
Parking	Heated, Insulated, Parkade, Stall, Underground, See Remarks

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 25th, 2025
Days on Market	2
Zoning	Zone 91
Condo Fee	\$457

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