

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

MLS® #E4454746

**\$172,888**

2 Bedroom, 2.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to Spruce Ridge Manor . This suite offers Plenty of natural light with greenspace off the patio. South facing main floor with 2 large bedrooms and 2 full bathrooms . ensuite with walk in closet and Many upgrades including, New laminate flooring installed in December. washer and dryer have been recently upgraded along with back splash, paint and counter tops ! this unit comes with 2 titled parking stalls conveniently located close to the door for easy access ! Close to all amenities, including schools, Tri-Leisure Center, parks and transit! Great for first time home buyers, investors or those looking to downsize , Don't miss out on this amazing suite! This building does not allow pets

Built in 2008

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454746          |
| Price          | \$172,888         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 848               |
| 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, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| 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 | 20                |
| Zoning         | Zone 91           |
| Condo Fee      | \$457             |

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Listing information last updated on September 14th, 2025 at 9:48am MDT