

# **\$184,900 - 307 240 Spruce Ridge Road, Spruce Grove**

MLS® #E4449549

**\$184,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

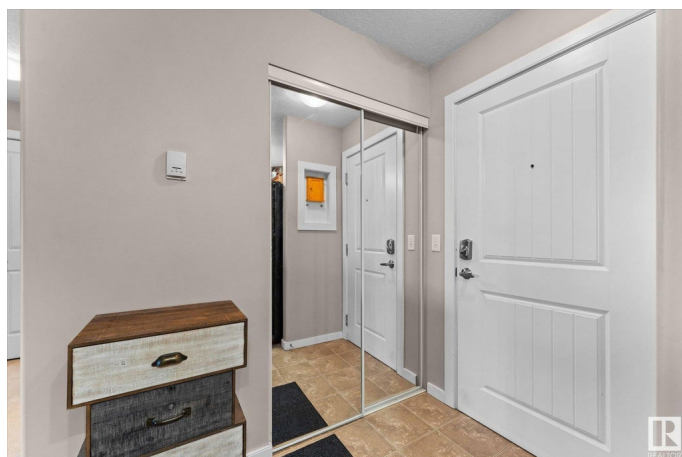
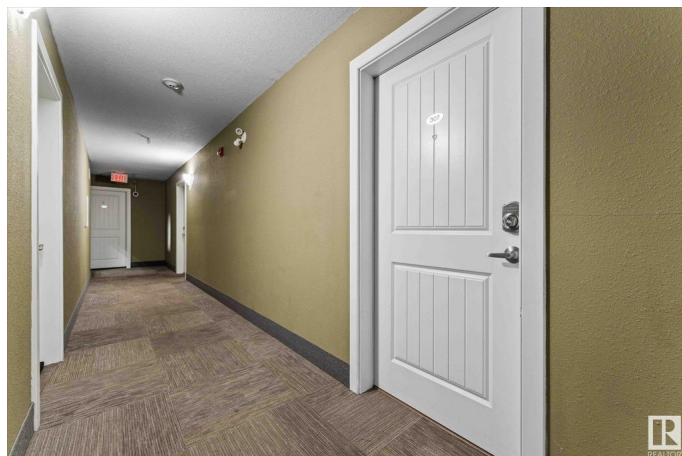
Spruce Ridge, Spruce Grove, AB

Bright and spacious 2 bedroom, 2 bath condo in a prime location! Walking distance to the Tri Leisure centre, this third floor unit has east facing views of green space and welcomes in tons of natural light. The open kitchen has a functional design of cupboards for storage plus lots of counter space. The large living room leads to sliding patio doors which step onto the spacious balcony. The large primary bedroom has a walk through closet with additional wardrobe leading to a FULL 4-piece ensuite. The second bedroom is situated on the opposite side of the primary with another 4-piece bathroom (ideal for families or roommates) with in-suite stacking laundry. HUGE storage closet as well! TWO titled parking spaces (one underground and one above ground. Steps to all amenities, this unit is a must see!

Built in 2008

## **Essential Information**

MLS® #	E4449549
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00



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

### Community Information

Address	307 240 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

### Amenities

Amenities	Intercom, Parking-Visitor, Storage-In-Suite
Parking Spaces	2
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Copperhaven School
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Middle	Greystone Centennial
High	Spruce Grove Composite

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 91
Condo Fee	\$457

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Listing information last updated on July 28th, 2025 at 3:03pm MDT