

## \$125,000 - 408 260 Spruce Ridge Road, Spruce Grove

MLS® #E4441141

**\$125,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Woodgrove Place â€“ Top Floor Condo! This 2-bedroom, 1-bath unit offers an open floor plan with a spacious galley-style kitchen and included appliances. Enjoy the outdoors and an open field view from your living room balcony. Good-sized windows provide natural light throughout. Recently painted with some newer vinyl plank flooring. Includes in-suite laundry and storage. An energized parking stall is conveniently located near the main entrance. Condo fees include the covering of heat, water, and sewer. Located within walking distance of the TransAlta Tri-Leisure Centre with gym, pool, and track. Also close to schools, parks, public transit, and other amenities. At 783 sq ft and near the elevator, this is a great home or rental investment. Self-managed or rental pool options available.

Built in 2005

### Essential Information

MLS® #	E4441141
Price	\$125,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	0.00
Year Built	2005



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

### Community Information

Address	408 260 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A1

### Amenities

Amenities	Deck, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 7th, 2025
Days on Market	2
Zoning	Zone 91

Condo Fee                \$502

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