

Courtesy Of Dwight L Hayes Of Century 21 Leading

## \$359,000 - 7 300 Queen Street, Spruce Grove

MLS® #E4446377

**\$359,000**

2 Bedroom, 2.50 Bathroom, 1,412 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

This immaculate Grove townhome, boasting 9' ceilings on the main floor, has been freshly painted with new carpeting and laminate flooring. The open layout features two primary bedrooms, each with ensuite and walk-in closets, a second-floor laundry, and a wide, light-filled staircase. This modern kitchen has ample cabinetry, counter space, high-end appliances, a pantry, and a water filtration system connected to the sink and fridge. Relax on the private balcony with a gas BBQ hookup, or enjoy the spacious living and dining areas and convenient half bath. The unfinished basement, with 9' ceilings and a bathroom rough-in, offers endless potential. Additional highlights include A/C, central vacuum, and a single attached garage with a faucet and floor drain, plus driveway and street parking. Part of an 8-unit condo with no age restrictions and small pets allowed, this owner-occupied home is in like-new condition and ready for you!

Built in 2013

### Essential Information

MLS® #	E4446377
Price	\$359,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7 300 Queen Street
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2J1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
Days on Market	24
Zoning	Zone 91
Condo Fee	\$325

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