

## \$199,000 - 300 Spruce Ridge Road, Spruce Grove

MLS® #E4437815

**\$199,000**

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

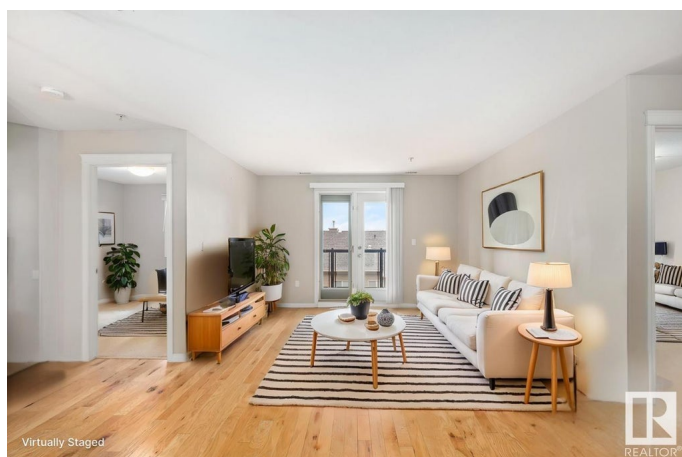
Spruce Ridge, Spruce Grove, AB

Well-maintained 2-bdrm, 2-bathroom condo in a prime Spruce Grove location, this one checks all the boxes. Situated on the 3rd flr, this inviting home features a north-facing balcony that offers a peaceful outdoor retreat and gentle natural light throughout the day. Inside, you'll find a welcoming open-concept layout with hardwood flooring in the living area, a cozy atmosphere & a neutral palette that's easy to personalize. The kitchen is both functional & stylish, featuring an island & spacious primary suite includes a walk-through closet that leads to a private 3-piece ensuite, while the second bdrm & 4-piece main bathroom add extra flexibility—perfect for guests, a roommate, or a home office. The home also offers in-suite laundry, AC and underground parking. Just steps from the Tri-Leisure Centre, Heritage Grove Park, scenic walking trails, schools, and shopping, this condo offers incredible convenience and lifestyle.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437815  |
| Price     | \$199,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 932                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 300 Spruce Ridge Road |
| Area        | Spruce Grove          |
| Subdivision | Spruce Ridge          |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0H6               |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, Underground |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stone, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 91        |
| Condo Fee      | \$519          |

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Listing information last updated on June 16th, 2025 at 9:32am MDT