

## \$209,900 - 315 300 Spruce Ridge Road, Spruce Grove

MLS® #E4447204

**\$209,900**

2 Bedroom, 2.00 Bathroom, 945 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Spacious, well cared for and quiet. This unit features an open floor plan, 2 big bedrooms and 2 full bathrooms and heated underground parking with a storage locker. The laundry/utility/storage area is roomy and practical. The property is heated AND cooled by an efficient fan coil system, keeping the property cozy and cool as the seasons require! The complex sits in a quiet neighbourhood across from a beautiful park and is a block away from ample shopping restaurants and the Tri-Leisure Center. There is also additional outdoor surface parking available at \$25/month. Up to 2 small pets are allowed (under 14' in to the shoulder).

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4447204          |
| Price          | \$209,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 945               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 315 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 3E6                   |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Security Door, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                         |
| Parking        | Underground                                                                                                                                                               |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                         |
| Exterior Features | Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Brick, Stucco                                         |
| Foundation        | Concrete Perimeter                                          |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Copperhaven                |
| Middle     | Woodhaven Middle School    |
| High       | Spruce Grove Composit High |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 91         |
| Condo Fee      | \$519           |

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Listing information last updated on August 20th, 2025 at 7:32am MDT