

# **\$125,000 - 210 260 Spruce Ridge Road, Spruce Grove**

MLS® #E4456871

**\$125,000**

2 Bedroom, 1.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

INVESTORS and FIRST-TIME BUYERS take note!! 2 bedroom CORNER UNIT condo with balcony overlooking greenspace! This well-maintained unit resides on the 2nd floor of building A in Woodgrove Place. Newer vinyl plank flooring and newer carpet! Open concept and bright kitchen/dining/living area. Full 4pc bath separating the 2 bedrooms. In-suite laundry/storage room. Pleasant SE facing balcony views overlooking greenspace! Building has newer roof and exterior. Optional rental pool in place for the complex. Great neighbourhood, with the TransAlta Tri Leisure Centre literally next door featuring public pool, gymnasium, workout centre, running track and more. Walking/biking distance to extensive Spruce Grove trail system. Close to shopping and amenities. What more do you want at this price? A great find!!

Built in 2005

## **Essential Information**

MLS® #	E4456871
Price	\$125,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00



Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	210 260 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

### Amenities

Amenities	No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Rental Pool Option
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 9th, 2025
Days on Market	1

Zoning	Zone 91
Condo Fee	\$525

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