

# \$138,000 - 240 Spruce Ridge Road, Spruce Grove

MLS® #E4435444

**\$138,000**

1 Bedroom, 1.00 Bathroom, 648 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this bright and open one-bedroom apartment that blends comfort, convenience, and value. The smart layout features a spacious living area with sliding doors leading to a large, private balcony overlooking peaceful treetops—perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry, a dedicated storage room, and a generously sized primary bedroom with room to unwind. The kitchen is equipped with a brand new stainless steel fridge, stove, and dishwasher. This unit also includes a titled outdoor parking stall and low condo fees that cover heat and water—making it both a practical investment and a great place to call home. Located just a short walk from the Tri-Leisure Centre, soccer fields, and shopping, it’s perfectly positioned for lifestyle and ease.

Built in 2008

## Essential Information

MLS® #	E4435444
Price	\$138,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	240 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

### **Amenities**

Amenities	Intercom, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	38
Zoning	Zone 91

Condo Fee                      \$336

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