# **\$119,000 - 409 260 Spruce Ridge Road, Spruce Grove**

MLS® #E4435720

### \$119,000

2 Bedroom, 1.00 Bathroom, 732 sqft Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

"WOODGROVE PLACE COMMUNITY― top floor unit that has a floor plan with a dinette space to entertain friends and guests, a kitchen with cabinets, appliances, ceiling fan and a living room that opens to the balcony to enjoy the outdoors. Primary bedroom has a natural light window and a closet for easy access to clothing and accessories. The other bedroom has a closet and window for sunlight and down the hall is a bathroom with vanity and shower tub. This home offers some features like a top floor location, 2 bedrooms, in-suite laundry, storage, parking stall and elevator. Near the Tri Leisure Centre that offers pool, fitness center, running track, gym & more to enjoy, close to schools, parks, restaurants, shopping & public transportation. WOODGROVE PLACE a place to call home or invest in a self-managed rental or register in the rental pool management options. Unit and current tenancy agreement lease is in Woodgrove Place RAP (rental pool) and new owner can decide to stay and (opt in) the rental pool





Built in 2005

# **Essential Information**

MLS® # E4435720 Price \$119,000 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 732

Acres 0.00

Year Built 2005

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 409 260 Spruce Ridge Road

Area Spruce Grove

Subdivision Spruce Ridge

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0A1

## **Amenities**

Amenities Parking-Visitor, Storage-In-Suite, Rental Pool Option

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, 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, Vinyl

Exterior Features Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

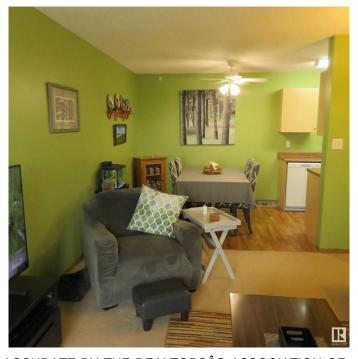
# **Additional Information**

Date Listed May 9th, 2025

Days on Market 39

Zoning Zone 91

Condo Fee \$502



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Listing information last updated on June 17th, 2025 at 10:34am MDT