

# \$139,000 - #401a 260 Spruce Ridge Rd, Spruce Grove

MLS® #E4439892

**\$139,000**

2 Bedroom, 1.00 Bathroom, 740 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this top-floor corner unit offering over 700 sq ft of bright living space. Featuring 2 spacious bedrooms, 1 full four-piece bathroom, and in-suite laundry, this well-maintained condo is move-in ready. Enjoy the open-concept layout with a bright living room and large windows that fill the space with natural light. The west-facing balcony is perfect for enjoying evening sunsets and offers a great outdoor retreat. The unit includes assigned parking and is located in a quiet, well-managed building. Location is unbeatable—this unit backs directly onto the Tri-Leisure Centre and is just minutes from shopping, groceries, schools, and all other essential amenities. Perfect for first-time buyers, investors, or downsizers looking for low-maintenance living in a prime area. Don't miss this fantastic opportunity to own a top-floor, corner unit in a highly sought-after location!

Built in 2005

## Essential Information

MLS® #	E4439892
Price	\$139,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	740
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	#401a 260 Spruce Ridge Rd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A1

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking	Stall, See Remarks

### **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, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	Zone 91
Condo Fee	\$465

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