

# \$174,900 - 240 Spruce Ridge Road, Spruce Grove

MLS® #E4438607

**\$174,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Modern Condo Living at Spruce Ridge Manor. Welcome to Spruce Ridge Manor, where convenience meets comfort in this stunning 2-bedroom, 2-bathroom condo. Featuring a bright, open floor plan, this home offers a spacious living area ideal for both relaxation and entertaining. The kitchen is full of natural light, perfect for culinary adventures, while the large master bedroom boasts ample closet space and a luxurious 4-piece ensuite bathroom. Enjoy the ease of in-suite laundry and storage, and step onto the south-facing balcony for beautiful views that brighten every day. This secure building provides peace of mind, with a dedicated on-site caretaker and secured underground parking—a must-have for Alberta's chilly winters. Conveniently located close to shopping, dining, and recreational hotspots including the TRI Leisure Centre, parks, walking paths, and restaurants, this condo also offers quick access to both Highway 16 and 16A, making commuting a breeze.

Built in 2008

## Essential Information

MLS® # E4438607

Price \$174,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 844                    |
| 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, No Animal Home, Parking-Visitor |
| Parking Spaces | 1   |
| Parking        | Stall, Underground                        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 2025  
Days on Market                20  
Zoning                              Zone 91  
Condo Fee                        \$440

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