

\$225,000 - 417 240 Spruce Ridge Road, Spruce Grove

MLS® #E4459227

\$225,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft
Condo / Townhouse on 0.00 Acres

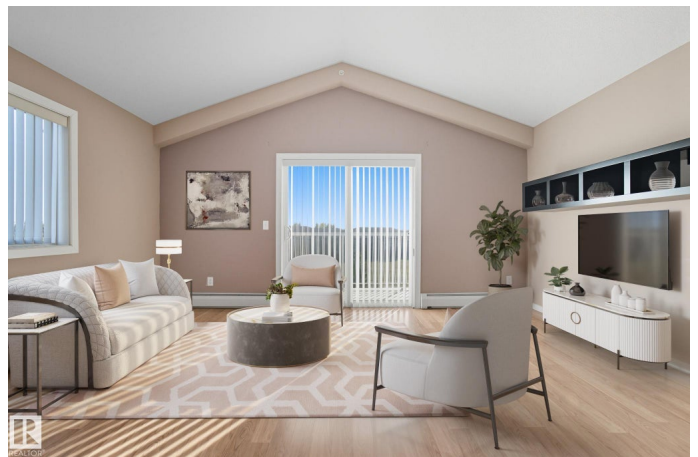
Spruce Ridge, Spruce Grove, AB

Stop renting and get into home ownership in one of the nicest condo units in Spruce Grove. This TOP FLOOR CORNER unit features 2 bedrooms and 2 bathrooms. Large entry as you walk in the door, space for everyone to get off coats and shoes. Open floorplan. Very functional kitchen with good storage and even comes with movable island! Great dining area can fit all shapes & sizes of table. Big living room has tons of natural light with both east & south facing windows. Master bedroom has tons of room for furniture! Walk through closet & 4pc ensuite! 2nd bedroom is great for a roommate, guests, kids or work from home! 2nd Full bathroom too. INSUITE LAUNDRY with extra storage too. Underground parking to keep the car warm all winter! Great location looking onto park space right next to the Tri Liesure Centre!!! This one is a must see!!!

Built in 2008

Essential Information

MLS® #	E4459227
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00



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

Community Information

Address	417 240 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G5

Amenities

Amenities	Off Street Parking, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	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, Flat Site, Landscaped, Level Land, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
Days on Market	15
Zoning	Zone 91
Condo Fee	\$533

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 5:17am MDT