

# **\$165,000 - 216 240 Spruce Ridge Road, Spruce Grove**

MLS® #E4459455

**\$165,000**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to Spruce Ridge Manor! This bright and spacious 2-bedroom, 2-bathroom condo backs directly onto a greenspace offering peaceful views and added privacy. The renovated kitchen features modern cabinets and an open layout, perfect for cooking and entertaining with ease. Enjoy the convenience of two full bathrooms, ideal for guests or shared living. The primary bedroom features a convenient walk-through closet and 4pc ensuite. The 2nd bedroom is on the opposite side of the living space, great for roommates or families. The southeast facing balcony provides a great sunny space to relax! Located in a quiet, well-maintained building in one of Spruce Grove's most desirable neighbourhoods, you'll love being walking distance from the scenic Spruce Grove trail system and just steps from the Tri-Leisure Centre for year-round recreation. Whether you're a first-time buyer, downsizing, or investing, this condo offers incredible lifestyle, location and value!

Built in 2008

## **Essential Information**

MLS® # E4459455

Price \$165,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 840                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 216 240 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 2J7                   |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking-Visitor, Security Door |
| Parking Spaces | 1                              |
| Parking        | Stall                          |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 91              |
| Condo Fee      | \$429                |

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Listing information last updated on October 8th, 2025 at 2:47am MDT