# \$174,900 - 415 240 Spruce Ridge Road, Spruce Grove

MLS® #E4424614

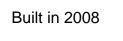
#### \$174,900

2 Bedroom, 2.00 Bathroom, 841 sqft Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Unit 415 in Spruce Ridge Manor offers a fantastic living experience with its top-floor location, two spacious bedrooms, and two bathrooms. This condo is perfect for those who appreciate privacy, comfort, and convenience. With underground parking, youâ€<sup>™</sup>II never have to worry about the weather, and the unit backs onto a beautiful park and the Tri Leisure Centre, providing easy access to outdoor activities and recreational facilities.





# **Essential Information**

MLS® #	E4424614
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2008
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

# **Community Information**

Address 415 240 Spruce Ridge Road



Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T5T 6A9

#### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Stall, Underground

#### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

# **Additional Information**

Date Listed	March 7th, 2025
Days on Market	33
Zoning	Zone 91
Condo Fee	\$457

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Listing information last updated on April 8th, 2025 at 9:47pm MDT