

# \$138,000 - 208 240 Spruce Ridge Road, Spruce Grove

MLS® #E4435444

**\$138,000**

1 Bedroom, 1.00 Bathroom, 648 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this bright and open one-bedroom apartment that blends comfort, convenience, and value. The smart layout features a spacious living area with sliding doors leading to a large, private balcony overlooking peaceful treetops—perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry, a dedicated storage room, and a generously sized primary bedroom with room to unwind. The kitchen is equipped with a brand new stainless steel fridge, stove, and dishwasher. This unit also includes a titled outdoor parking stall and low condo fees that cover heat and water—making it both a practical investment and a great place to call home. Located just a short walk from the Tri-Leisure Centre, soccer fields, and shopping, it’s perfectly positioned for lifestyle and ease.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435444  |
| Price          | \$138,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 648       |
| Acres          | 0.00      |



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

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 208 240 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0G5                   |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Intercom, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                         |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, 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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 91       |

Condo Fee                \$336

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