

# **\$192,000 - 113 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4430734

**\$192,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Great location! Fantastic 2-bedroom, 2-bathroom main floor unit in Edgeworth Place (Parkland Point) condo complex, located near parks, schools, shopping and the Tri Leisure Centre. This 905 square foot home features in-suite laundry, central air conditioning and an open-concept floor plan. Spacious kitchen with large eat-up island, built-in dishwasher, pantry and plenty of cupboard space. Living room with glass garden door access to the large (34'x16') partially covered patio. 2 full bathrooms & 2 bedrooms including the owner's suite with walk-through closet and 3-piece ensuite. In suite laundry room with extra storage space. Parking includes an assigned stall plus extra visitor parking. Located directly across the street from a large greenspace and within walking distance to many amenities. Easy access to Jennifer Heil Way and Yellowhead Highway. Excellent opportunity!

Built in 2009

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4430734  |
| Price      | \$192,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 113 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0H6                   |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Intercom, Parking-Visitor, Party Room, Patio, Security Door, Sprinkler System-Fire |
| Parking   | Stall                                                                                                                |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| # of Stories      | 4                                                                                                                                         |
| Stories           | 1                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025  
Days on Market                7  
Zoning                              Zone 91  
Condo Fee                        \$519

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Listing information last updated on April 21st, 2025 at 3:47pm MDT