

\$139,000 - #401a 260 Spruce Ridge Rd, Spruce Grove

MLS® #E4439892

\$139,000

2 Bedroom, 1.00 Bathroom, 740 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this top-floor corner unit offering over 700 sq ft of bright living space. Featuring 2 spacious bedrooms, 1 full four-piece bathroom, and in-suite laundry, this well-maintained condo is move-in ready. Enjoy the open-concept layout with a bright living room and large windows that fill the space with natural light. The west-facing balcony is perfect for enjoying evening sunsets and offers a great outdoor retreat. The unit includes assigned parking and is located in a quiet, well-managed building. Location is unbeatable—this unit backs directly onto the Tri-Leisure Centre and is just minutes from shopping, groceries, schools, and all other essential amenities. Perfect for first-time buyers, investors, or downsizers looking for low-maintenance living in a prime area. Don't miss this fantastic opportunity to own a top-floor, corner unit in a highly sought-after location!

Built in 2005

Essential Information

MLS® #	E4439892
Price	\$139,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	740
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	#401a 260 Spruce Ridge Rd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A1

Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking	Stall, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 91
Condo Fee	\$465

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 June 17th, 2025 at 8:47pm MDT