

## \$199,000 - 309 300 Spruce Ridge Road, Spruce Grove

MLS® #E4437815

**\$199,000**

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Well-maintained 2-bdrm, 2-bathroom condo in a prime Spruce Grove location, this one checks all the boxes. Situated on the 3rd flr, this inviting home features a north-facing balcony that offers a peaceful outdoor retreat and gentle natural light throughout the day. Inside, you'll find a welcoming open-concept layout with hardwood flooring in the living area, a cozy atmosphere & a neutral palette that's™ easy to personalize. The kitchen is both functional & stylish, featuring an island & spacious primary suite includes a walk-through closet that leads to a private 3-piece ensuite, while the second bdrm & 4-piece main bathroom add extra flexibility—perfect for guests, a roommate, or a home office. The home also offers in-suite laundry, AC and underground parking. Just steps from the Tri-Leisure Centre, Heritage Grove Park, scenic walking trails, schools, and shopping, this condo offers incredible convenience and lifestyle.

Built in 2009

### Essential Information

MLS® #	E4437815
Price	\$199,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	932
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 300 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H6

### Amenities

Amenities	See Remarks
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Stone, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	36
Zoning	Zone 91
Condo Fee	\$519

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