# **\$199,900 - 431 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4441939

### \$199,900

2 Bedroom, 2.00 Bathroom, 933 sqft Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to Parkland Point (formerly Edgeworth Place) in Spruce Grove! This well-maintained, ORIGINAL OWNER condo features 2 BEDROOMS & 2 FULL BATHROOMS and is the perfect home for First Time Home Buyers or Investors. Plenty of natural light throughout the open concept layout that boasts a spacious kitchen and living room providing the perfect place to relax and unwind. Add the convenience of in-suite laundry/storage room and a COVERED BALCONY which provides a great spot to enjoy a morning coffee or soak up that south facing sun. Don't worry, CENTRAL A/C ensures you stay cool & comfortable inside! Primary bedroom features walk-thru closets and 3pc Ensuite. Second bedroom is a generous size and conveniently located beside 4 pc bathroom. HEATED UNDERGROUND PARKING ensures your vehicle is secure and comfortable year-round and storage cage provides additional space for seasonal items. AMAZING LOCATION! Just minutes away from schools, parks, trails, shopping, golf, and the Yellowhead Freeway. DON'T MISS OUT!!!

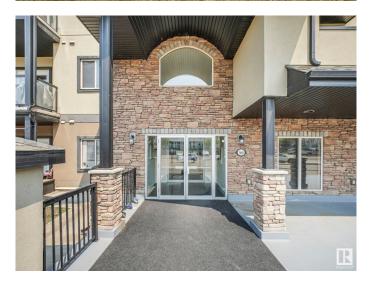


## **Essential Information**

MLS® # E4441939 Price \$199,900







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 933

Acres 0.00

Year Built 2009

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 431 300 Spruce Ridge Road

Area Spruce Grove

Subdivision Spruce Ridge

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0H6

### **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home,

Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl

Windows, Storage Cage

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, 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 Golf Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 4

Zoning

Zone 91

Condo Fee \$519

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