

# \$174,900 - 415 240 Spruce Ridge Road, Spruce Grove

MLS® #E4424614

**\$174,900**

2 Bedroom, 2.00 Bathroom, 841 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Unit 415 in Spruce Ridge Manor offers a fantastic living experience with its top-floor location, two spacious bedrooms, and two bathrooms. This condo is perfect for those who appreciate privacy, comfort, and convenience. With underground parking, youâ€™ll never have to worry about the weather, and the unit backs onto a beautiful park and the Tri Leisure Centre, providing easy access to outdoor activities and recreational facilities.

Built in 2008

## Essential Information

MLS® #	E4424614
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address 415 240 Spruce Ridge Road



Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T5T 6A9

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	35
Zoning	Zone 91
Condo Fee	\$457

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