

## \$255,000 - 8 320 Spruce Ridge Road, Spruce Grove

MLS® #E4427710

### \$255,000

2 Bedroom, 2.50 Bathroom, 969 sqft  
Condo / Townhouse on 0.00 Acres

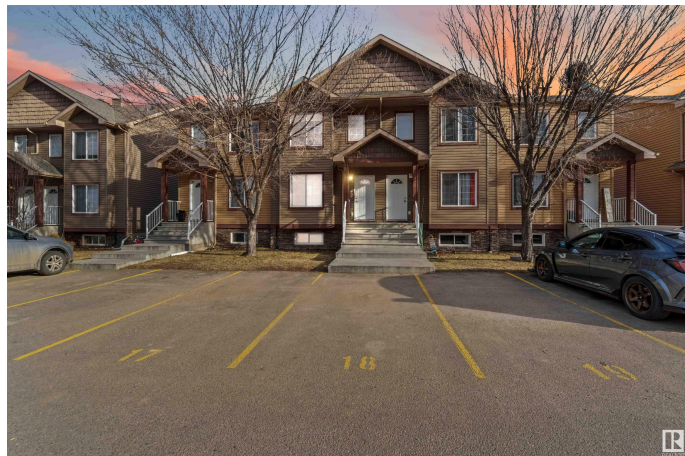
Spruce Ridge, Spruce Grove, AB

An excellent opportunity in a prime location, just a stone's throw from the renowned Tri-Leisure Centre – one of Alberta's top recreation hubs. This charming two-story townhouse boasts a spacious, light-filled kitchen with plenty of cabinetry and an island for extra prep space. The cozy nook overlooks the backyard and deck, perfect for relaxing. Upstairs, you'll find two primary suites, each with its own private ensuite & walk in closet. The home includes 2.5 bathrooms. The basement is partially finished with drywall and flooring, ready for your personal touch. Two parking stalls are conveniently located in front of the unit. All this home needs is YOU!

Built in 2009

### Essential Information

MLS® #	E4427710
Price	\$255,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	969
Acres	0.00
Year Built	2009
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8 320 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A6

### Amenities

Amenities	Parking-Visitor
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Copperhaven School
Middle	Copperhaven School
High	Spruce Grove Composite Hi

### Additional Information

Date Listed March 27th, 2025

Days on Market 7

Zoning Zone 91

Condo Fee \$309

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 April 3rd, 2025 at 2:02pm MDT