

Courtesy Of Arlie E Jespersen Of Century 21 Leading

## **\$199,900 - 204 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4442663

**\$199,900**

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This beautiful 2 bedroom, 2 bath suite in Parkland Point (formerly Edgeworth Place) has an excellent location and features. The south-facing 932 sqft unit has a nice open concept, garden doors to a spacious covered balcony; kitchen with stainless steel appliances, corner sink, large island. The primary bedroom is generously sized and has a walk-through closet to a 3-pce ensuite; there is a second bedroom and 4-pce bath as well. Lovingly maintained, nice and clean. Youâ€™™ll appreciate in-suite laundry with stacked washer & dryer affording extra storage space. Heated and secure underground parking with its own storage cage. Condo fee includes heat and water! Pet-friendly and with no age restrictions, this building has a lovely aesthetic and there is a common room with kitchenette at the building's entrance. Bus stop is right beside the complex and you're directly across the street from a park with playground, paved trails, plus close to schools, the Tri-Leisure Centre, and many other services. Simply ideal!

Built in 2009

### **Essential Information**

MLS® #	E4442663
Price	\$199,900
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	204 300 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H6

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Copperhaven, Ecole Broxton
Middle	Copperhaven
High	Spruce Grove Composite

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	17
Zoning	Zone 91
Condo Fee	\$517

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