

## \$245,000 - 410 6 Spruce Ridge Drive, Spruce Grove

MLS® #E4423683

**\$245,000**

2 Bedroom, 2.00 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This 2-bedroom/ 2 bath condo features an open kitchen, dining, and living area, complimented by a cozy corner fireplace central A/C and in-floor heating. The kitchen offers ample cupboard space, a corner walk-in pantry, and a large breakfast bar. The primary bedroom accommodates a king-sized bed and boasts his and hers closets, a 4-piece ensuite. The second bedroom is conveniently located across from a 3-piece bath. Spacious laundry and storage room add practicality. Includes a large maintenance free deck for some summer entertainment. An onsite amenities building with a full kitchen allows you to host family gatherings. Enjoy secured, heated, underground parking (titled) with storage and access to a car wash bay. The complex resides in a beautiful residential area with walking distance to the TRI-Leisure, trails, and a bus stop, adding to the appeal. Pets are allowed with restrictions.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4423683  |
| Price      | \$245,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 953                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 410 6 Spruce Ridge Drive |
| Area        | Spruce Grove             |
| Subdivision | Spruce Ridge             |
| City        | Spruce Grove             |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 4P4                  |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Recreation Room/Centre, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking   | Heated, Underground                                                                                           |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                |
| Fireplaces        | Corner                                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 91         |
| Condo Fee      | \$564           |

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Listing information last updated on April 19th, 2025 at 4:02am MDT