

# \$260,000 - 34 320 Spruce Ridge Road, Spruce Grove

MLS® #E4420222

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,094 sqft  
Condo / Townhouse on 0.00 Acres

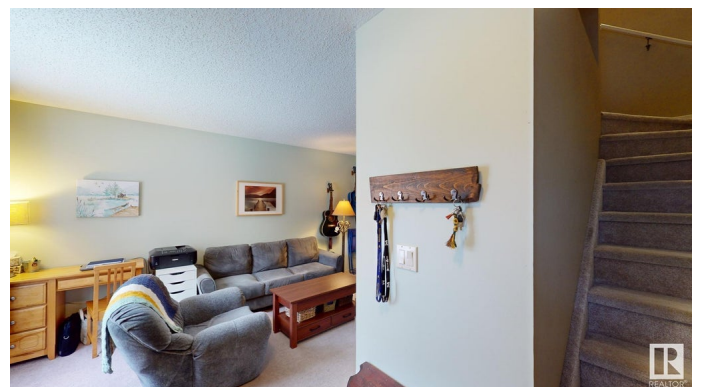
Spruce Ridge, Spruce Grove, AB

Affordable & Move-In Ready! This charming 3-bedroom, 1.5-bath home is perfect for families or first-time buyers! The main floor boasts large windows that flood the space with natural light, a spacious living room ideal for entertaining, and a large kitchen with a cozy dining area. The primary bedroom features a large walk-in closet, offering plenty of storage. The renovated basement has fresh paint, adding a modern touch. Enjoy low condo fees, a prime location near Yellowhead Highway, and shopping and amenities. Don't miss this fantastic opportunity!

Built in 2011

## Essential Information

MLS® #	E4420222
Price	\$260,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,094
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status Active

### Community Information

Address 34 320 Spruce Ridge Road  
Area Spruce Grove  
Subdivision Spruce Ridge  
City Spruce Grove  
County ALBERTA  
Province AB  
Postal Code T7X 0H5

### Amenities

Amenities Off Street Parking, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Exterior Walls 2"x8", 9 ft. Basement Ceiling  
Parking 2 Outdoor Stalls

### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Corner Lot, Cul-De-Sac, Golf Nearby, Playground Nearby, Public Transportation, View City  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 4th, 2025  
Days on Market 38  
Zoning Zone 91  
Condo Fee \$308

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 March 14th, 2025 at 11:02am MDT