

## **\$315,000 - 38 3 Spruce Ridge Drive, Spruce Grove**

MLS® #E4424231

**\$315,000**

3 Bedroom, 2.50 Bathroom, 1,185 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to the 40+ adult community of Spruce Ridge Villas! This beautifully maintained bungalow-style townhome offers an open-concept layout with large windows that bathe the living areas in natural light. Walk in and enjoy the gas fireplace, vaulted ceilings and hardwood floors. The well-appointed kitchen includes quartz countertops, a massive island & sleek stainless-steel appliances. The main floor features two bedrooms, including a generous primary suite with a walk-in closet & 4-piece ensuite. A main floor laundry/powder room adds extra convenience & storage. Downstairs, the fully finished basement provides a third bedroom, 3-piece bath, a large living space & a utility room with tons of storage. Step outside to enjoy your extended deck with gas BBQ hook up, perfect for relaxing & entertaining. The complex has a vibrant social atmosphere, with a clubhouse that hosts events year-round. Visitor parking is available & the location offers easy access to shopping, parks, paths & the Tri-Leisure Centre!

Built in 2006

### **Essential Information**

MLS® # E4424231

Price \$315,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	38 3 Spruce Ridge Drive
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4N3

### **Amenities**

Amenities	Club House, Detectors Smoke, Front Porch, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
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Exterior Features	Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 91
Condo Fee	\$461

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Listing information last updated on March 14th, 2025 at 9:17am MDT