

Courtesy Of Monica G Halvorson Of Century 21 Leading

## \$260,000 - 20-320 Spruce Ridge Road, Spruce Grove

MLS® #E4427101

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,086 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This well-maintained, impeccably clean townhouse condo is a fantastic opportunity for first-time buyers or savvy investors! Step inside to a welcoming foyer that leads into a bright and spacious living area, which flows seamlessly into the open-concept kitchen and dining space. The kitchen offers ample cabinetry, generous counter space, a central island, and a pantry—perfect for meal prep and storage. The dining area easily accommodates any gathering, and a convenient 2-piece bath completes the main floor. Step outside to your deck and fenced yard, which back onto Living Waters School. Upstairs, you’ll find three bedrooms, including a primary retreat with a walk-in closet. A full 4-piece bathroom serves this level. The unfinished basement offers endless possibilities. Enjoy two parking stalls, low condo fees, and easy access to shopping, the Yellowhead, and other amenities including the Tri -Leisure Centre. This home is ready for you!

Built in 2011

### Essential Information

MLS® #	E4427101
Price	\$260,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,086
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	20-320 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H5

### **Amenities**

Amenities	Deck
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 23rd, 2025
Days on Market	12
Zoning	Zone 91
Condo Fee	\$308

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