

## \$169,000 - 603 610 King Street, Spruce Grove

MLS® #E4428192

**\$169,000**

2 Bedroom, 1.50 Bathroom, 893 sqft  
Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Affordable and cheaper than rent, this amazing townhouse is the perfect starter home for first-time buyers! The well designed main floor features a spacious living room, a generous dining area, and a well appointed kitchen with ample cupboard and counter space. You'll also find a convenient 2-piece powder room, in-suite laundry, and your own furnace and hot water tank giving you full control of your utilities. Low condo fees include water, adding extra savings! Upstairs, both bedrooms are impressively large, offering plenty of space. Your parking stall is close by the front door, and the complex is well-managed with roof shingles recently redone. Located in the heart of Spruce Grove, Grove Estates offers easy access to schools, shopping, transit, and all the amenities of this dynamic, fast-growing community. Whether you're a savvy investor or a growing family, this home is an incredible opportunity!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428192  |
| Price      | \$169,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 603 610 King Street |
| Area        | Spruce Grove        |
| Subdivision | Hilldowns           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4J9             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 91          |
| Condo Fee      | \$326            |

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Listing information last updated on April 2nd, 2025 at 8:32pm MDT