

## \$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	48
Zoning	Zone 91
Condo Fee	\$564

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