

# **\$199,900 - 431 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4441939

**\$199,900**

2 Bedroom, 2.00 Bathroom, 933 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to Parkland Point (formerly Edgeworth Place) in Spruce Grove! This well-maintained, ORIGINAL OWNER condo features 2 BEDROOMS & 2 FULL BATHROOMS and is the perfect home for First Time Home Buyers or Investors. Plenty of natural light throughout the open concept layout that boasts a spacious kitchen and living room providing the perfect place to relax and unwind. Add the convenience of in-suite laundry/storage room and a COVERED BALCONY which provides a great spot to enjoy a morning coffee or soak up that south facing sun. Don't worry, CENTRAL A/C ensures you stay cool & comfortable inside! Primary bedroom features walk-thru closets and 3pc Ensuite. Second bedroom is a generous size and conveniently located beside 4 pc bathroom. HEATED UNDERGROUND PARKING ensures your vehicle is secure and comfortable year-round and storage cage provides additional space for seasonal items. AMAZING LOCATION! Just minutes away from schools, parks, trails, shopping, golf, and the Yellowhead Freeway. DON'T MISS OUT!!!

Built in 2009

## **Essential Information**

MLS® # E4441939

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 933                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 431 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0H6                   |

### Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                   |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                             |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, |

|              |                     |
|--------------|---------------------|
|              | Shopping Nearby     |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 91         |
| Condo Fee      | \$519           |

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Listing information last updated on June 16th, 2025 at 10:47am MDT