

# **\$192,000 - 113 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4430734

**\$192,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Great location! Fantastic 2-bedroom, 2-bathroom main floor unit in Edgeworth Place (Parkland Point) condo complex, located near parks, schools, shopping and the Tri Leisure Centre. This 905 square foot home features in-suite laundry, central air conditioning and an open-concept floor plan. Spacious kitchen with large eat-up island, built-in dishwasher, pantry and plenty of cupboard space. Living room with glass garden door access to the large (34'x16') partially covered patio. 2 full bathrooms & 2 bedrooms including the owner's suite with walk-through closet and 3-piece ensuite. In suite laundry room with extra storage space. Parking includes an assigned stall plus extra visitor parking. Located directly across the street from a large greenspace and within walking distance to many amenities. Easy access to Jennifer Heil Way and Yellowhead Highway. Excellent opportunity!

Built in 2009

## **Essential Information**

MLS® #	E4430734
Price	\$192,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	904
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	113 300 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H6

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Intercom, Parking-Visitor, Party Room, Patio, Security Door, Sprinkler System-Fire
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025  
Days on Market                6  
Zoning                              Zone 91  
Condo Fee                        \$519

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Listing information last updated on April 20th, 2025 at 4:02am MDT