



Spruce Grove

#210B 260 SPRUCE RIDGE RD

Spruce Ridge

T7X 0A1

LP: \$119,000

SP:

M

Listing ID #

E4440538

Building Type

Lowrise Apartment

Style

Single Level Apartment

Year Built

2005

Full Baths

1

Half Baths

0

Total Baths

1.0

Tot Flr AG SqFt

765.64

Sold Date

Bedrooms Above

2

Bedrooms Total

2

Basement

None

Basement Dev

No Basement

Tot Flr AG SqM

71.13

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

INVESTORS and FIRST-TIME BUYERS take note!! Here is a 2 bedroom condo in Spruce Ridge with east facing balcony views! This unit resides on the 2nd floor of building B in Woodgrove Place. Excellently managed complex! Brand new Hardie board siding on building B in Dec 2024. Unit features open concept kitchen/living area. Full 4pc bath with 2 bedrooms (one with walk-in closet) and separate in-suite laundry/storage room! Great neighbourhood, with the TransAlta Tri Leisure Centre literally next door featuring public pool, gymnasium, workout centre, running track and more. Walking/biking distance to extensive Spruce Grove trail system. Close to shopping and amenities. A great find at an unbeatable price!!

Directions

Living Room	3.54 x 5.14	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4			1	4	M	No	Main		
Kitchen	3.55 x 2.92	M	Laundry Room	3.19 x 1.85	M	2				Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.06 x 2.93	M				6				Tot Flr AG	71.13	765.64
Bedroom 2	3.01 x 2.96	M				7				# Finished	1	

Heat Source

Natural Gas

Heat Type

Baseboard

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Hardie Board Siding

Flooring

Carpet, Linoleum

Features

No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Rental Pool Option

Construction

Wood Frame

Basement

None / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount

\$1,016.98 / 2024

Conform Type

Conform Year

Goods Incl

Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Goods Excl

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Parking

Stall

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Woodgrove Place	Floor Location	Other	Floor#	2
Condo Fee	\$525.22	#Floors in Build	4	Elevator	Yes
Fee Includes	Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	E		