

## **\$159,800 - 233 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4454880

**\$159,800**

1 Bedroom, 1.00 Bathroom, 630 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Discover this 1 Bedroom condo in Edgeworth Place! This exceptional second-floor unit offers rare privacy with no neighbors beside or underneathâ€”located between the elevators and storage with a quiet foyer below. Enjoy pet-friendly living and step out onto the largest balcony in the complex, perfect for relaxing or entertaining. Inside, you'll find an open-concept layout with a kitchen that features a center island, stainless steel appliances, and plenty of counter space. The spacious living room includes double patio doors leading to your 22x6 ft patio oasis. Stay comfortable year-round with air conditioning. The unit also features a generously sized bedroom, in-suite laundry with storage, and a 4-piece bath. Includes one outdoor parking stall and ample visitor parking. The complex is wheelchair accessible and well-maintained, with schools, a playground, and the Tri-Leisure Centre just a short walk away. A truly unique condo.

Built in 2009

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454880  |
| Price     | \$159,800 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 630                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 233 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0H6                   |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Social Rooms |
| Parking   | Stall                                            |

### **Interior**

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                                 |

### **Additional Information**

Date Listed August 27th, 2025  
Days on Market 11  
Zoning Zone 91  
Condo Fee \$372



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