

## \$145,000 - 420 300 Spruce Ridge Road, Spruce Grove

MLS® #E4422100

**\$145,000**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Edgeworth Place, recently renamed Parkland Point is conveniently located just a short walk to the Tri-Leisure Center, shopping & schools. Top floor unit offers garden door access to the spacious east facing balcony with wonderful views of Spruce Grove. Open design features a good size kitchen & dining area adjoining the livingroom, 1 bedroom, a full 4 piece bathroom & insuite laundry/mechanical room. Surface parking stall is assigned. Property is being sold 'as is where is' on possession day with no warranties or representations.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4422100               |
| Price          | \$145,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 657                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 420 300 Spruce Ridge Road |
| Area        | Spruce Grove              |
| Subdivision | Spruce Ridge              |
| City        | Spruce Grove              |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 0H6                   |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### **Interior**

|              |                   |
|--------------|-------------------|
| Appliances   | None              |
| Heating      | Heat Pump, Water  |
| # 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     | February 19th, 2025 |
| Days on Market  | 62                  |
| Zoning          | Zone 91             |
| RE / Bank Owned | Yes                 |
| Condo Fee       | \$366               |

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Listing information last updated on April 22nd, 2025 at 6:02am MDT