

## **\$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	71
Zoning	Zone 91
RE / Bank Owned	Yes
Condo Fee	\$366

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 2:17pm MDT