

## \$225,000 - 504 Spruce Glen, Spruce Grove

MLS® #E4443083

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,009 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

This three-bedroom condo is located in a desirable area of Spruce Grove, backing onto green space with nearby walking trails and amenities. The main floor features new laminate flooring, a spacious two-piece bathroom, and a kitchen with new updated appliances. The layout offers a bright living and dining area with access to a fully fenced backyard and large deck—ideal for outdoor living. Upstairs includes three well-sized bedrooms and a four-piece bathroom. The home is practical and well-kept, offering flexibility for a range of lifestyles. Parking is located directly in front of the unit. The location combines quiet surroundings with convenient access to shops, services, and transit routes. Ideal as a first home or investment property, the unit offers a balance of comfort, space, and functionality in a well-established neighborhood with walking trails & nature in your own back yard. Stairs to basement, basement floor & walls just freshly painted.

Built in 1976

### Essential Information

MLS® #	E4443083
Price	\$225,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,009
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	504 Spruce Glen
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2S8

### Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	25
Zoning	Zone 91
Condo Fee	\$360

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