



240 SPRUCE RIDGE Road 118 Spruce Grove AB

\$146,000

QUICK POSSESSION Available! **ATTN INVESTORS & FIRST TIME HOME BUYERS** Welcome to Spruce Ridge Manor! Well maintained complex nestled in the desirable community of Spruce Ridge & conveniently located within walking distance to Tri Leisure Fitness Centre, shopping, & public transportation, w/parks & SG walking trail system nearby. Modern open concept 2bed|2bath GROUND FLOOR condo unit complete w/in-suite laundry. Kitchen has ample cabinetry & all appliances; living rm is well sized featuring sliding doors to covered patio overlooking greenbelt. Primary bedrm has walk thru closet & a full 4 pce ensuite. 2nd bedroom is a great size, & additional 4 piece bathrm complete w/laundry. Condo fees are currently \$410 month & includes heat & water. One above ground titled parking stall w/visitor parking available. Own for less than rent!! This affordable unit shows well & is a must see! Quick access to both highways for your city commute!

Listing Presented By:



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