



## 260 SPRUCE RIDGE Road 311A Spruce Grove AB

\$125,000

Fantastic INVESTMENT opportunity available with a 2 bedroom CORNER UNIT condo with balcony! This well-maintained unit resides on the 3rd floor of building A in Woodgrove Place. Newer vinyl plank flooring and newer carpet! Open concept and bright kitchen/dining/living area. New dishwasher! Full 4pc bath separating the 2 bedrooms. In-suite laundry/storage room with washer recently replaced as well! Pleasant NW facing balcony views with loads of bright Alberta sky! Building has received new roof and Hardie board exterior a few years back. Great neighbourhood, with the TransAlta Tri Leisure Centre literally next door featuring public pool, gymnasium, workout centre, running track and more. Walking/biking distance to extensive Spruce Grove trail system. Close to shopping and amenities. What more do you want at this price? A great find!!

Listing Presented By:



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