



## Spruce Grove Alberta

\$219,900

Spacious and well-appointed **corner unit** in a **55+** building (no pets allowed). Located on the **third floor**, this **largest suite in the building** features a **large wrap-around balcony** plus an additional **storage room**. Enjoy the comfort of a **steel and concrete construction** with **elevator access**, **wider hallways for wheelchair accessibility**, and a quiet, well-maintained community. The suite offers **newer vinyl plank flooring**, **window coverings included**, **in-suite laundry with storage**, and **A/C**. The functional layout includes a **4-piece main bath** and a **3-piece ensuite with stand-up walk-in shower**. One **assigned parking stall** is included. Within walking distance of all amenities **Condo fees cover cable, heat, water, and sewer**, providing excellent value. The **self-regulated condo board** is made up of resident owners with a strong vested interest in the building. A rare opportunity to own a bright, accessible, and move-in-ready home in a well-run community. (id:6769)

Living room 4.9 m X 4.32 m

Dining room 3.45 m X 2.43 m

Kitchen 3.05 m X 2.38 m

Primary Bedroom 4.81 m X 3.11 m

Bedroom 2 4.18 m X 3.09 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://sundersellshomes.com/>

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