



## Spruce Grove Alberta

\$123,000

Welcome to this bright and well-kept 2-bedroom corner unit condo, in Spruce Grove's Woodgrove Place! This unit offers an open-concept layout with a sunny kitchen, dining, and living area that flows onto a NW-facing balcony. You'll love the updated flooring throughout, including newer vinyl plank and carpet, as well as a newer dishwasher and recently replaced washer in the in-suite laundry and storage room. The 4-piece bath conveniently separates the two bedrooms, making it ideal for roommates or guests. This well-managed building has seen valuable updates, including a new roof and Hardie board exterior in recent years. Location is everything—just steps from the Tri Leisure Centre, offering a pool, gym, track, and more. You're also close to trails, shopping, and all the amenities Spruce Grove has to offer. A solid value for investors or those looking to enter the market—don't miss this one! (id:6769)

Living room 3.48 m X 5.19 m

Kitchen 2.94 m X 3.51 m

Primary Bedroom 2.9 m X 3.58 m

Bedroom 2 2.94 m X 3 m

Laundry room 1.82 m X 3.2 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.katiecrawfordhomes.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)