



## Spruce Grove Alberta

\$175,000

Very affordable and cheaper than rent, this charming townhouse is the perfect starter home for first-time buyers! The well designed main floor features a spacious living room, a generous dining area, and a well appointed kitchen with ample cupboard and counter space. You'll also find a convenient 2-piece powder room, in-suite laundry, and your own furnace and hot water tank--giving you full control of your utilities. Low condo fees include water, adding extra savings! Upstairs, both bedrooms are impressively large, offering plenty of space. Your parking stall is close by the front door, and the complex is well-managed with roof shingles recently redone. Located in the heart of Spruce Grove, Grove Estates offers easy access to schools, shopping, transit, and all the amenities of this dynamic, fast-growing community. Whether you're a savvy investor or a growing family, this home is an incredible opportunity! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Utility room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://selenacheung.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.