

# \$425,000 - 17 340 Spruce Ridge Road, Spruce Grove

MLS® #E4445648

## \$425,000

2 Bedroom, 3.00 Bathroom, 1,166 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This air-conditioned adult bungalow style duplex is located in the quiet community of Harvest Ridge Estates and is available for immediate possession. Features include an open concept design, finished double attached garage, concrete front porch, an a rear deck right off the dining room. The primary bedroom ensuite is equipped with a stand-up shower and walk-in closet with a washer and dryer. Rounding out the main floor is the front den with french door entry, the main bath and a laundry closet should you wish to move the washer and dryer out of the bedroom walk-in. The fully finished basement provides more entertaining or recreation space as well as another large bedroom, a full bath, and plenty of storage. The double attached garage has an interior depth of over 21'. Bareland condo with low condo fees!

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445648  |
| Price          | \$425,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,166     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 17 340 Spruce Ridge Road |
| Area        | Spruce Grove             |
| Subdivision | Spruce Ridge             |
| City        | Spruce Grove             |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 0J4                  |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Vinyl Windows |
| Parking   | Double Garage Attached                                      |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Cul-De-Sac, Flat Site, Landscaped, Low Maintenance Landscape, No Through Road, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 29             |

|           |         |
|-----------|---------|
| Zoning    | Zone 91 |
| Condo Fee | \$222   |

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Listing information last updated on July 31st, 2025 at 6:32pm MDT