

## **\$244,000 - 15-3 Grove Meadows Drive, Spruce Grove**

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MLS® #E4446725

**\$244,000**

3 Bedroom, 1.50 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

With one of the best locations in the complex this 3 bedroom townhome with south facing rear yard and deck provides a sunny and private setting. Upon entry you'll be greeted by an open welcoming entry, 1/2 bath, livingroom and spacious kitchen. Also the entry to a spacious single garage with storage space. The upper level has 3 bedrooms and a 4 pce bath. The basement has a laundry area, plumbing for a bath and future development. The complex is in a great location with highway access in 5 minutes as well as shopping, schools, buses and walking trails. With possession very negotiable you can be in almost as soon as you wish!



Built in 2003

### **Essential Information**

MLS® #	E4446725
Price	\$244,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	2003
Type	Condo / Townhouse

Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	15-3 Grove Meadows Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4L9

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	15
Zoning	Zone 91
Condo Fee	\$360

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