

## \$199,900 - 106 6 Spruce Ridge Drive, Spruce Grove

MLS® #E4460389

**\$199,900**

1 Bedroom, 1.00 Bathroom, 752 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

**MOVE IN READY!** Welcome to this well-kept, 1st-floor, 1-Bedroom plus a den condo! **BRIGHT AND CONVENIENTLY LOCATED**, this could be your new Home! Laminate flooring (NO CARPET AT ALL!) and Light neutral paint make this spacious condo feel fresh and Airy. Unit features an **OPEN CONCEPT** living space with a Spacious living room and a well-appointed kitchen. With loads of **NATURAL LIGHT** flowing throughout, enjoy direct access to the south-facing balcony. You'll delight in the gas fireplace in the living room in the winter and the A/C unit in your bedroom in the summer. The bedroom is Large enough to fit your **KING SIZED** bed and features large his and hers walk-through closet. In-Suite laundry will **SAVE YOU TIME AND MONEY!** **PARKING:** 1 titled stall in the Heated underground parkade. This Secure building also offers a gazebo, an amenities building to host large gatherings, and an underground carwash bay. Walking distance to the Tri-Leisure Centre, and **EASY ACCESS TO ALL MAIN ROADS**, has you covered for work and play!

Built in 2005

### Essential Information

MLS® # E4460389

Price \$199,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 6 Spruce Ridge Drive
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P4

### Amenities

Amenities	Air Conditioner, Car Wash, Club House, Gazebo
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Zoning	Zone 91
Condo Fee	\$451

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Listing information last updated on October 2nd, 2025 at 5:17pm MDT