

## \$169,900 - 303 224 Church Road, Spruce Grove

MLS® #E4420218

**\$169,900**

2 Bedroom, 1.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

Welcome to this well-kept and well-maintained age-restricted condo in beautiful central Spruce Grove. Perfectly situated within walking distance to numerous amenities, this charming unit offers over 840+ sq ft of comfortable living space, including a north-facing balcony for additional outdoor enjoyment. Located in a quiet and quaint building that has only 12 units, it has become a sought-after residence over the years. The condo boasts several updates, including modern stainless steel appliances, kitchen countertops, backsplash, bathroom enhancements, and new carpets in both bedrooms. You'll appreciate the abundance of storage and closet space, along with the convenience of in-suite laundry. This desirable 2-bedroom, 1-bathroom unit comes with one covered and powered parking stall, ensuring comfort and ease in your daily living. Don't miss the chance to call this delightful condo your new home.

Built in 1992

### Essential Information

MLS® #	E4420218
Price	\$169,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	849
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 224 Church Road
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3E9

### **Amenities**

Amenities	Parking-Plug-Ins, Storage-Locker Room, See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	88
Zoning	Zone 91
Condo Fee	\$454

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 11:17am MDT