

## \$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 | 73                 |
| Zoning         | Zone 91            |
| Condo Fee      | \$454              |

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Listing information last updated on April 17th, 2025 at 10:32pm MDT