

## \$240,000 - 3-215 Church Road, Spruce Grove

MLS® #E4448260

**\$240,000**

2 Bedroom, 2.50 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

Located in the heart of Spruce Grove and within walking distance to all amenities. This affordable fully developed condo is nicely appointed and makes for a great starter and or investment property. This condo is a complex of 4, self managed units 2 bedrooms and 3 baths total. Each unit has a rear parking stall with on street parking available as well. Engineered hardwood flooring upstairs and carpet in the basement which has nice sized windows. Nice cabinetry and granite counter top. All window coverings included.

Built in 2007

### Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | E4448260           |
| Price          | \$240,000          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.50               |
| Full Baths     | 2                  |
| Half Baths     | 1                  |
| Square Footage | 781                |
| Acres          | 0.00               |
| Year Built     | 2007               |
| Type           | Condo / Townhouse  |
| Sub-Type       | Duplex Up And Down |
| Style          | Bi-Level           |
| Status         | Active             |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3-215 Church Road |
| Area        | Spruce Grove      |
| Subdivision | City Centre       |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 2K3           |

## Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Off Street Parking, Vinyl Windows |
| Parking   | Front/Rear Drive Access           |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Finished                                              |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Back Lane          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 91         |
| Condo Fee      | \$225           |

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Listing information last updated on August 3rd, 2025 at 9:47am MDT