

## **\$187,000 - 1305 610 King Street, Spruce Grove**

MLS® #E4456274

**\$187,000**

2 Bedroom, 1.50 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Perfect starter home for first time home buyer wanting to get in the market. On top of being renovated, inside on the main floor you will find everything is well laid out with good sized living room, ample dining area, decent sized kitchen with plenty cupboards & counter space which you always need. Also on the main floor you have 2 pc powder room & in-suite laundry along with furnace & hot water tank so you are in control of your utilities. Low Condo fee includes water so that is a huge saving for you right there. Both bedrooms on the upper level are huge so you have plenty of space. Parking stall is close by your front door. Roof shingles have just been redone & complex is well managed. Suit family or smart investor as Grove Estates is centrally situated in Spruce Grove & therefore gets all the benefits of this fast growing dynamic community & being centrally located, you have easy access to all the amenities, schools, shopping & transit.

Built in 2002

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4456274  |
| Price      | \$187,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1305 610 King Street |
| Area        | Spruce Grove         |
| Subdivision | Hilldowns            |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 4J9              |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                |
| Parking        | Stall                                            |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | None, No Basement                                                       |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 91             |
| Condo Fee      | \$325               |

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Listing information last updated on September 11th, 2025 at 8:47pm MDT