

## \$109,500 - 217 610 Calahoo Road, Spruce Grove

MLS® #E4426033

**\$109,500**

1 Bedroom, 1.00 Bathroom, 363 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

Why rent when owning could cost you less? This beautifully furnished, turnkey condo offers an affordable opportunity to step into homeownership in the heart of Spruce Grove. Perfect for professionals, students, or couples seeking a low-maintenance lifestyle, this smartly designed corner unit offers both comfort and functionality. Enjoy an open-concept layout with ample natural light, a built-in wall bed for efficient use of space, and a private balcony ideal for relaxing or entertaining. Additional features include an on-site fitness facility, modern furnishings, and a bright, stylish interior that feels like home the moment you step inside. Located within walking distance to shops, restaurants, and Spruce Grove's scenic trail system, this property offers unmatched convenience and value. Whether you're looking for your first home, a downsized space, or a lock-and-leave option, this condo delivers. Don't settle for renting—start building equity in a place that truly feels like yours.

Built in 2016

### Essential Information

MLS® #	E4426033
Price	\$109,500
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	363
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	217 610 Calahoo Road
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2A7

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Metal, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 15th, 2025  
Days on Market                161  
Zoning                              Zone 91  
Condo Fee                        \$234



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