

## \$195,000 - 1305 610 King Street, Spruce Grove

MLS® #E4448003

**\$195,000**

2 Bedroom, 1.50 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Extremely affordable & cheaper than rent so it 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® #	E4448003
Price	\$195,000
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	July 16th, 2025
Days on Market	3
Zoning	Zone 91
Condo Fee	\$325

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