

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

MLS® #E4455653

**\$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® #   | E4455653  |
| 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 |
| Parking   | Stall                                                                                                     |

### **Interior**

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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                      September 2nd, 2025  
Days on Market                1  
Zoning                              Zone 91  
Condo Fee                        \$234



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