

## \$169,000 - 603 610 King Street, Spruce Grove

MLS® #E4428192

**\$169,000**

2 Bedroom, 1.50 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Affordable and cheaper than rent, this amazing townhouse is the perfect starter home for first-time buyers! The well designed main floor features a spacious living room, a generous dining area, and a well appointed kitchen with ample cupboard and counter space. You'll also find a convenient 2-piece powder room, in-suite laundry, and your own furnace and hot water tank giving you full control of your utilities. Low condo fees include water, adding extra savings! Upstairs, both bedrooms are impressively large, offering plenty of space. Your parking stall is close by the front door, and the complex is well-managed with roof shingles recently redone. Located in the heart of Spruce Grove, Grove Estates offers easy access to schools, shopping, transit, and all the amenities of this dynamic, fast-growing community. Whether you're a savvy investor or a growing family, this home is an incredible opportunity!

Built in 2002

### Essential Information

MLS® #	E4428192
Price	\$169,000
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	603 610 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	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 29th, 2025

Days on Market 6

Zoning Zone 91

Condo Fee \$326

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