

## \$125,000 - 607 620 King Street, Spruce Grove

MLS® #E4429968

**\$125,000**

2 Bedroom, 1.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Extremely affordable & cheaper than rent so perfect for first time home buyer & will even make perfect investment property for smart investors as it has an attractive price. If it had a fresh coat of paint & new flooring sure it would look better but the price would be higher too but if you choose to do that then you get the colour you want. Built in 2003, you will find this home is centrally located in Spruce Grove & therefore gets all the benefits of this fast growing dynamic community plus being centrally located you have easy access to all amenities. Inside, you will find this a very spacious 2 bedroom condo. Huge living room and bedrooms, much bigger than many new builds. Living room has sliding doors to your balcony & your parking stall is close by & has benefit of being tandem so you can park 2 cars. Laundry is conveniently in suite plus furnace & brand new hot water tank so you are always in control of your utilities. Well managed complex with low condo fees & new shingles recently done.

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429968  |
| Price    | \$125,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 607 620 King Street |
| Area        | Spruce Grove        |
| Subdivision | Hilldowns           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4K1             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Racquet Courts, Security Door |
| Parking   | Stall, Tandem   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 8  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 91          |
| Condo Fee      | \$423            |

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Listing information last updated on April 20th, 2025 at 1:02pm MDT