

## \$129,000 - 308 620 King Street, Spruce Grove

MLS® #E4433902

**\$129,000**

2 Bedroom, 1.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Hilldowns, Spruce Grove, AB

Spacious, affordable, and move-in ready! This top floor 2-bedroom condo with low condo fees in the heart of Spruce Grove offers 968 sq ft of well designed living space, much larger than many newer builds. Ideal for first-time buyers or investors, this home features a bright and open layout with a huge living room that leads to your private sunny south facing balcony. Both bedrooms are generously sized with plenty of room for full furniture sets or even home office setup. Enjoy the convenience of in-suite laundry, plus your own furnace and hot water tank for full control of your utilities. Parking stall is just steps from the entrance. Located in a well managed complex with low condo fees and newer shingles, and centrally situated close to shopping, restaurants, schools, and transit. A great opportunity to own in this growing, vibrant community!

Built in 2003

### Essential Information

MLS® #	E4433902
Price	\$129,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	969
Acres	0.00



Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 620 King Street
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4K1

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	2

Zoning	Zone 91
Condo Fee	\$424

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