

Courtesy Of Dwight L Hayes Of Century 21 Leading

## \$365,000 - 7 300 Queen Street, Spruce Grove

MLS® #E4435118

**\$365,000**

2 Bedroom, 2.50 Bathroom, 1,412 sqft

Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

This immaculate home with 9'™ ceiling on the main, was professionally painted, complete with new carpeting, and laminate flooring. The spacious layout includes two huge master bedrooms with ensuites and walk-in closets, a second-floor laundry, and a window-lit wide staircase. The kitchen shines with abundant cabinetry, counter space, newer high-end appliances, and a pantry, complemented by a water filtration system piped to the sink and fridge. Enjoy a private balcony with a gas BBQ hook-up, spacious living and dining rooms, and a convenient half bath. The unfinished basement with a 9' ceiling and bathroom rough-in offers living space. Additional features include A/C, central vacuum. A single, finished attached garage with a faucet and floor drain, plus driveway and street parking, adds practicality. This 8-unit condo property has no age restrictions and allows small pets. This home has been owner-occupied since new and is in Like-New Condition!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435118  |
| Price     | \$365,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,412             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 300 Queen Street |
| Area        | Spruce Grove       |
| Subdivision | City Centre        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 2J1            |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Back Lane, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                40  
Zoning                              Zone 91  
Condo Fee                        \$325

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