

\$479,900 - 96 Greenbury Boulevard, Spruce Grove

MLS® #E4425030

\$479,900

3 Bedroom, 2.50 Bathroom, 1,796 sqft
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Located in Spruce Grove, this home offers the perfect balance of city convenience and suburban charm. This beautifully maintained home feels brand new thanks to the owners'™ exceptional care. It features three spacious bedrooms, each with a walk-in closet, providing ample storage. The oversized 24x26 heated garage comes equipped with 220V power, perfect for a workshop or hobby space. The expansive deck offers plenty of room for entertaining or enjoying the fully fenced backyard. Inside, the open-concept layout, modern finishes, large windows, AC, and 3 way fire place, create a warm, inviting feel. With quality craftsmanship, thoughtful design, and a prime location, this home stands out. Spruce Grove is known for its parks, trails, top-rated schools, and family-friendly atmosphere, making it a fantastic place to call home.

Built in 2016

Essential Information

MLS® #	E4425030
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,796
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	96 Greenbury Boulevard
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M4

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	3
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 91

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