

Courtesy Of Joel C Murray Of Tactic Realty

\$488,000 - 35 Greenbury Boulevard, Spruce Grove

MLS® #E4427443

\$488,000

3 Bedroom, 3.00 Bathroom, 1,532 sqft
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

GREAT LOCATION & CURB APPEAL! This original-owner, 2-storey home is in the sought-after community of Greenbury, known for its stunning brownstone architecture & stonework. Minutes from the K-9 Prescott Learning Centre & the 60-acre Jubilee Park with a spray park, picnic areas, skating, trails & more. Offering approx. 2,234 sq. ft. of total living space, this home has 3 beds, 4 baths & a flex room. The main floor has 9â€™™ ceilings, hardwood, ceramic tile, a fireplace & a spacious kitchen with upgraded cabinets, granite counters, stainless steel appliances & tile backsplash. Surround sound speakers enhance the kitchen & living areas. The landscaped yard includes rock accents, patio stone, fencing & an oversized double garage. The primary bedroom has a walk-in closet with built-ins & a 6-piece ensuite. The nearly finished basement offers a massive rec room, bath & large flex room. Extras: central A/C, 2 sump pumps, solid doors, upgraded railings, main floor laundry & triple-pane windows! Don't miss this one!

Built in 2013

Essential Information

MLS® #	E4427443
Price	\$488,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,532
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	35 Greenbury Boulevard
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M1

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Green Building, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Prescott Learning Centre
Middle	Greystone Centennial
High	Spruce Grove Composite

Additional Information

Date Listed	March 25th, 2025
Days on Market	6
Zoning	Zone 91

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Listing information last updated on March 31st, 2025 at 5:17pm MDT