

## \$499,900 - 84 Greenbury Boulevard, Spruce Grove

MLS® #E4457311

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to Greenbury, with a unique opportunity to have a property that has DUAL PRIMARY SUITES! YES! The upper floor features 2 king sized bedrooms, both with walk-in closets and 4 piece ensuites with large walk-in showers. Add the fully finished basement with a 3rd BIG bedroom and another full bathroom; this home is ideal for families with older kids, roommates, or as an investment property. The main floor is open & features 9 ceilings, a large island in galley style kitchen feature gas range with spacious dining room & walk-in pantry. The basement also has a rec room and wet bar space! Outside you'll find a 2 tiered deck, fenced yard and a double detached garage off the alley. This Air conditioned home is located across the street from scenic ponds and walking trails, steps to Jubilee Park & just half a block to k-9 Prescott Learning Centre and the YMCA Daycare & OSC. This home has been lovingly maintained & is ready for YOU!

Built in 2014

### Essential Information

MLS® #	E4457311
Price	\$499,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	84 Greenbury Boulevard
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Wet Bar, HRV System
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Prescott Learning Centre
Middle	Prescott Learning Centre
High	Spruce Grove Composite

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	4
Zoning	Zone 91

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Listing information last updated on September 14th, 2025 at 5:32am MDT