

## \$425,000 - 98 Greenbury Close, Spruce Grove

MLS® #E4462880

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

WALKOUT 2-storey half duplex with attached garage (24x14, heated) backing onto trail system connecting to Jubilee Park. This 1,475 sqft (plus full basement) home features top floor laundry, 9'™ main level ceiling, water treatment system and a great open floor plan. On the main: 2-pc powder room, living room with gas fireplace, dining area with deck access and a beautiful gourmet kitchen with quartz counters, eat-up island, wood accents and stainless-steel appliances. Upstairs: study nook, 2 full bathrooms and 3 generous-sized bedrooms including the owner's™ suite w/ walk-in closet & 3-pc ensuite. The unfinished basement boasts large windows and back yard patio access as well as plumbing roughed in for a future 4th bathroom. Fully fenced yard with deck, fire pit area, patio with privacy wall and gated access to the walking trail behind. Fantastic location in Greenbury within walking distance to schools & spray park; quick drive to all amenities and easy access to Highway 16A. No condo fees!

Built in 2017

### Essential Information

MLS® # E4462880

Price \$425,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,475         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 98 Greenbury Close |
| Area        | Spruce Grove       |
| Subdivision | Greenbury          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0L7            |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Dog Run-Fenced In, Patio, R.V. Storage, Walkout Basement, Vacuum System-Roughed-In |
| Parking Spaces | 2                                                                                                       |
| Parking        | Heated, Single Garage Attached                                                                          |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                     |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 91            |

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Listing information last updated on October 27th, 2025 at 8:32pm MDT