

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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