

## \$464,900 - 99 Greenbury Boulevard, Spruce Grove

MLS® #E4448018

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

From the moment you arrive, youâ€™ll be charmed by this home's eye-catching rock exterior, low-maintenance landscaping, and vibrant front door. Step inside to a bright, open-concept main floor featuring a spacious living and dining area, bathed in natural light thanks to large windows. A stylish 3-way gas fireplace adds warmth and elegantly separates the two spaces. The kitchen is impressively sized, offering ample counter space, a handy corner pantry, stainless steel appliances, rich dark cabinetry, and light granite countertops â€” all beautifully coordinated. Just off the kitchen, a functional mudroom leads to the backyard and a welcoming deck, ideal for enjoying your outdoor space. Upstairs, you'll find a serene primary suite complete with a luxurious 4-piece ensuite and a generous walk-in closet. The upper level also includes two additional roomy bedrooms â€” each with walk-in closets â€” a convenient laundry area, and a second full 4-piece bathroom.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448018  |
| Price     | \$464,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,813                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 99 Greenbury Boulevard |
| Area        | Spruce Grove           |
| Subdivision | Greenbury              |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0M4                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Ceiling 9 ft., Deck                |
| Parking Spaces | 5                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Stone, Vinyl      |
| Exterior Features | Fenced, Private Setting |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Stone, Vinyl      |
| Foundation        | Concrete Perimeter      |

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        18  
Zoning                    Zone 91

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