

## \$495,000 - 84 Greenbury Boulevard, Spruce Grove

MLS® #E4457311

**\$495,000**

3 Bedroom, 3.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Looking for the perfect home to cozy into before the holidays? This fully finished 1660+ sq ft gem has it all; 3 spacious bedrooms (each with a walk-in closet!) and two dreamy ensuites! The open-concept main floor features 9'™ ceilings, a chic galley-style kitchen with a gas range & island, a spacious dining area, and a cozy living room with a gas fireplace. Downstairs is an entertainer's dream; a rec room with a wet bar, 4th full bath & guest suite. Outside, enjoy summer nights on the two-tiered deck, in your fenced yard, with a double detached garage for all your toys. With A/C, ponds & trails across the street, Jubilee Park nearby, and Prescott K-9 & YMCA just steps away, this home blends comfort, convenience & charm. Quick possession available -move in & make it yours!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457311  |
| Price          | \$495,000 |
| 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, Insulated                                                                                |

### 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                                             |
| 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 | 54                   |
| Zoning         | Zone 91              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 6:32am MST