

## **\$399,900 - 305 Pioneer Road, Spruce Grove**

---

MLS® #E4433580

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this EXQUISITE 2-storey FRESHLY PAINTED HALF DUPLEX with NO CONDO FEES located in the desirable community of Greenbury in Spruce Grove. Boasting over 1400+ sq.ft of luxurious living space. The main floor features a gorgeous kitchen with GRANITE COUNTERTOP and WHITE CABINETS; large LIVING ROOM with ELECTRIC FIREPLACE, NEW ZEBRA BLINDS is perfect for entertaining family & friends, 2-pc bath & laundry room with LAMINATE FLOORING throughout the main floor completes this level. Upstairs you will find 3 GENEROUSLY SIZED bedrooms including the PRIMARY BEDROOM with 4-pc ENSUITE, another 4-pc bath and BRAND NEW VINYL PLANK FLOORING throughout the upper level. NO CARPET HOME. The recent finishings throughout the home exude elegance and sophistication, no detail has been overlooked. DOUBLE DETACHED GARAGE (Insulated, drywalled and freshly painted). Basement awaits your personal touch. STREET PARKING is surely a PLUS! FRESH PAINTED DECK & FENCE. Conveniently located across the street from Prescott School.



Built in 2014

### **Essential Information**

MLS® #	E4433580
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	305 Pioneer Road
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0T1

### Amenities

Amenities	On Street Parking, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
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 May 1st, 2025 at 10:47pm MDT