

## **\$539,000 - 94 Greenbury Boulevard, Spruce Grove**

MLS® #E4441923

**\$539,000**

4 Bedroom, 3.50 Bathroom, 1,760 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

**LOCATION!! LOCATION!! LOCATION!**

Beautiful 2 storey in the Sought after neighbourhood of Greenbury!! This original owner 4 bedroom, 4 bathroom home is close Jubilee Park, Prescott Learning Centre and allows for quick access to the extensive trail system. The main floor boasts an open floor plan, upgraded kitchen, granite countertops, gas fireplace, laundry room and a spacious den or office. Upstairs you will find the Primary bdrm with large ensuite including dual sinks and plenty of closet space. 2 more bedrooms and a bath complete the upper level. The fully finished basement includes the 4th bedroom, a full bath and family room. The backyard is an Oasis and has been lovingly developed including privacy screens, a gazebo, hot tub, planters with watering features and so much more, a great place to sit back, relax and catch the fireworks from nearby Jubilee Park. The oversized double garage(26' w x 24'd) will fit the pickup and still leave room for a work space!!

Built in 2015

### **Essential Information**

MLS® # E4441923

Price \$539,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,760
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	94 Greenbury Boulevard
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M4

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Tub, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
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, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Prescott Learning Centre
Middle	Prescott Learning Centre
High	Spruce Grove Composite

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 91

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