

## \$535,000 - 42 Greenbury Close, Spruce Grove

MLS® #E4431192

**\$535,000**

4 Bedroom, 3.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

2018-built 2-storey with LEGAL BASEMENT SUITE & detached double garage (13Wx40L, 220V) in the sought-after community of Greenbury, just a short walk to Jubilee Park. This 1,540 sq ft (plus full basement) home features a modern open-concept floor plan. On the main level: 10'™ ceiling, vinyl plank flooring, living room with electric fireplace & large south-facing windows, 2-piece powder room and a gourmet kitchen with two-tiered eat-up peninsula, built-in dishwasher, pantry and bright dining area. Upstairs: TOP FLOOR LAUNDRY, 2 full bathrooms and 3 bedrooms including the owner's™ suite with walk-in closet & 3-pc ensuite. BASEMENT SUITE (668 sqft): separate entrance, laundry, water & heat; full kitchen with built-in dishwasher, spacious living area, one bedroom & 4-piece bathroom. Outside: fully-fenced yard with deck; parking includes the rear drive access tandem garage plus parking pad. Great location near schools, parks, trails and easy access to Highway 16A. Fantastic opportunity!

Built in 2018

### Essential Information

MLS® # E4431192

Price \$535,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,539                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 42 Greenbury Close |
| Area        | Spruce Grove       |
| Subdivision | Greenbury          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0L7            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bar, Ceiling 10 ft., Deck, Dog Run-Fenced In, No Animal Home, No Smoking Home, R.V. Storage, Wet Bar |
| Parking Spaces | 4  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Tandem  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 91          |

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Listing information last updated on April 28th, 2025 at 12:32pm MDT