

\$425,000 - 98 Greenbury Close, Spruce Grove

MLS® #E4462880

\$425,000

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

WALKOUT 2-storey half duplex with attached garage (24x14, heated) backing onto trail system connecting to Jubilee Park. This 1,475 sqft (plus full basement) home features top floor laundry, 9'™ main level ceiling, water treatment system and a great open floor plan. On the main: 2-pc powder room, living room with gas fireplace, dining area with deck access and a beautiful gourmet kitchen with quartz counters, eat-up island, wood accents and stainless-steel appliances. Upstairs: study nook, 2 full bathrooms and 3 generous-sized bedrooms including the owner's™ suite w/ walk-in closet & 3-pc ensuite. The unfinished basement boasts large windows and back yard patio access as well as plumbing roughed in for a future 4th bathroom. Fully fenced yard with deck, fire pit area, patio with privacy wall and gated access to the walking trail behind. Fantastic location in Greenbury within walking distance to schools & spray park; quick drive to all amenities and easy access to Highway 16A. No condo fees!

Built in 2017

Essential Information

MLS® # E4462880

Price \$425,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	98 Greenbury Close
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L7

Amenities

Amenities	Ceiling 9 ft., Deck, Dog Run-Fenced In, Patio, R.V. Storage, Walkout Basement, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Heated, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	3
Zoning	Zone 91

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