

## \$425,000 - 90 Greenbury Boulevard, Spruce Grove

MLS® #E4448252

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

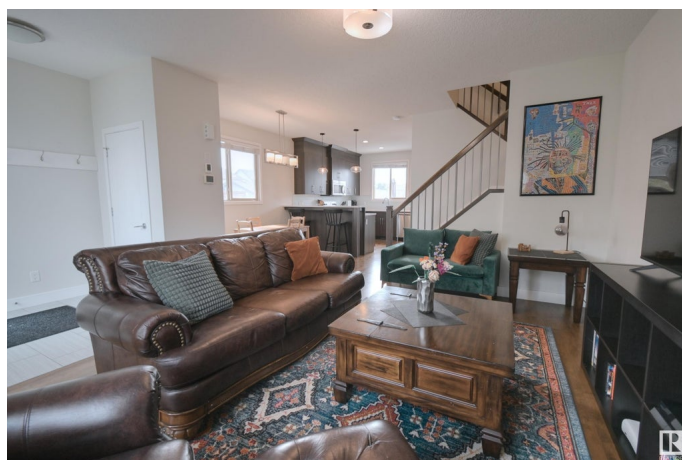
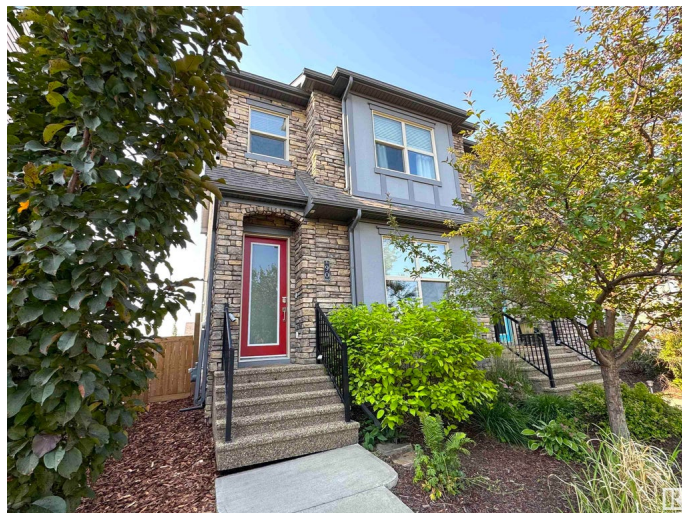
Upgrades AND a Great Location! This 4-bed, 4-bath 2-storey features a beautiful kitchen with quartz counters and seating at the peninsula, a sunny dining room, and a front living room with hardwood floors. Upstairs, a relaxing primary suite features double closets and 3-pc ensuite with a large shower. Two additional bedrooms, a 4-pc main bathroom complete the upper floor. A finished basement offers a 4th bedroom, 3-pc bath, family room and laundry. The backyard is fenced and landscaped, has a large deck for entertaining, and a 21x21 garage keeps your vehicles snow-free. Greenbury is one of the most innovative new communities in the Edmonton Area, and this fantastic brownstone is situated close to the 60-acre Jubilee Park, and the Prescott K-9 School and the Beaverbrook Wellness Centre, which includes a YMCA facility and after-school care. Its focus on sustainable, green living appeals to young families and those who value the eco-friendly choices put in place by this award-winning community.

Built in 2013

### Essential Information

MLS® # E4448252

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,314         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 90 Greenbury Boulevard |
| Area        | Spruce Grove           |
| Subdivision | Greenbury              |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 0A7                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Prescott K-9/St Marg K-4   |
| Middle     | Prescott K-9/St Thomas 5-8 |
| High       | SGCHS 10-12/St Peter 9-12  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 91         |

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Listing information last updated on August 2nd, 2025 at 10:02am MDT