

## \$449,900 - 6 Greenbury Close, Spruce Grove

MLS® #E4430327

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to 6 Greenbury Close, where the best features of the property aren't just on the inside of the home! Not only does this 2 storey offer a unique floorplan to the community, it comes with an (almost) fully finished basement, A/C and an OVERSIZED DBL detached garage! Measuring at 19 1/2' x 25', it offers plenty of space for function and storage. The lot location is perfectly situated on the edge of the community which makes going to and from home a breeze. In addition to these great features, the interior offers 4 beds, 3.5 baths and convenient upstairs laundry. The basement is complete with south facing windows making the second living room just as inviting as the first. Greenbury is arguably one of Spruce Groves most desired neighbourhoods based on its classy brownstone architecture, thoughtful green living design and proximity to some of the best amenities. Whether you're staying local to enjoy the community or commuting to Edmonton, this location is ideal with quick access to either Highway!

Built in 2013

### Essential Information

MLS® # E4430327

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 Greenbury Close |
| Area        | Spruce Grove      |
| Subdivision | Greenbury         |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0L7           |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck |
| Parking   | Double Garage Detached                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

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

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Prescott Learning Centre |
| High       | Spruce Grove Composite   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| 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 April 20th, 2025 at 4:47pm MDT