

## \$525,000 - 28 Greenbury Manor, Spruce Grove

MLS® #E4458270

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,446 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome home to this beautiful property in Greenbury. Located on a corner lot, with a TRIPLE garage and a LEGAL basement suite. The main floor features an open concept floorplan, with tons of natural light - perfect for spending time together or entertaining. The kitchen has plenty of cabinet and counter space, as well as a centre island. Upstairs you'll find the primary suite, complete with a walk in closet and full ensuite. There are 2 more bedrooms and another full bath upstairs. The one bedroom basement suite has a separate entrance, dedicated laundry, and a well appointed kitchen. This property also features a beautiful deck, 2 HRV units, 2 tankless hot water heaters and a triple garage with 2 doors. This home is a MUST SEE!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458270  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,446     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28 Greenbury Manor |
| Area        | Spruce Grove       |
| Subdivision | Greenbury          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0M1            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows, HRV System |
| Parking   | Triple Garage Detached                           |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas                                                                  |
| Stories           | 3                                                                                                               |
| Has Suite         | Yes                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

Days on Market 1

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 September 18th, 2025 at 5:17pm MDT