

## \$475,000 - 99 Greenbury Boulevard, Spruce Grove

MLS® #E4437496

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

From the moment you arrive, youâ€™ll be charmed by this home's eye-catching rock exterior, low-maintenance landscaping, and vibrant front door. Step inside to a bright, open-concept main floor featuring a spacious living and dining area, bathed in natural light thanks to large windows. A stylish 3-way gas fireplace adds warmth and elegantly separates the two spaces. The kitchen is impressively sized, offering ample counter space, a handy corner pantry, stainless steel appliances, rich dark cabinetry, and light granite countertops â€” all beautifully coordinated. Just off the kitchen, a functional mudroom leads to the backyard and a welcoming deck, ideal for enjoying your outdoor space. Upstairs, you'll find a serene primary suite complete with a luxurious 4-piece ensuite and a generous walk-in closet. The upper level also includes two additional roomy bedrooms â€” each with walk-in closets â€” a convenient laundry area, and a second full 4-piece bathroom.

Built in 2016

### Essential Information

MLS® #	E4437496
Price	\$475,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,813
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	99 Greenbury Boulevard
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M4

### **Amenities**

Amenities	Ceiling 9 ft., Deck
Parking Spaces	5
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 20th, 2025  
Days on Market      27  
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 June 16th, 2025 at 10:17am MDT