

## \$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	8
Zoning	Zone 91

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