

## \$400,000 - 32 Greenbury Close, Spruce Grove

MLS® #E4461301

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Experience modern living in this bright and stylish 1435 sq ft townhome, perfectly located in the sought-after Greenbury community of Spruce Grove. Youâ€™ll love the open layout, 9 ft ceilings, and light laminate flooring. The spacious living area is filled with natural light from large windows and flows into a generous dining space and modern kitchen with granite countertops, ample cabinetry, and plenty of storage. A convenient 2-piece bathroom completes the main floor. Upstairs offers three bedrooms, including a relaxing primary retreat with a 4-piece ensuite and walk-in closet. The additional bedrooms are cozy with plush carpet and closet space, complemented by another full 4-piece bathroom. The unfinished basement provides potential for a gym, rec room, or extra bedroom. Outside, enjoy a landscaped and fenced yard with a deck, perfect for summer gatherings, pets, or gardening. Close to Jubilee Park, The Links Golf Course, schools, and shopping, this home captures the best of Greenbury living.

Built in 2015

### Essential Information

MLS® # E4461301

Price \$400,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,434                |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 32 Greenbury Close |
| Area        | Spruce Grove       |
| Subdivision | Greenbury          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0A7            |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, Smart/Program. Thermostat, HRV System |
| 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           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                      |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |

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

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Brookwood School        |
| Middle     | Woodhaven Middle School |
| High       | Spruce Grove Composite  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 91           |

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Listing information last updated on October 15th, 2025 at 7:17am MDT