

## \$394,000 - 76 Greenbury Crescent, Spruce Grove

MLS® #E4465740

**\$394,000**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

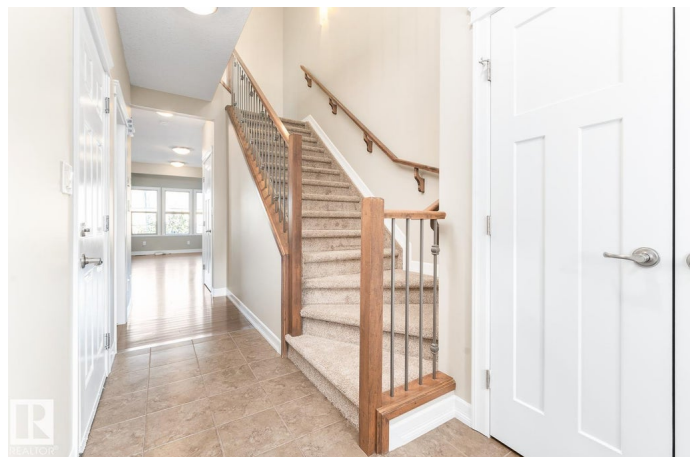
Greenbury, Spruce Grove, AB

Trail access, fresh updates, and a stellar Greenbury location, this townhome is move-in ready. Backing onto a scenic path that connects you to Jubilee Park and Prescott School, this 1400+ sq ft two-storey offers the perfect blend of nature and convenience. Inside, enjoy brand new paint and carpet throughout, a functional open-concept main floor with spacious kitchen, walk-in pantry, and a two-piece bath. Upstairs features three bedrooms, two full baths including a 4-piece ensuite, plus the ease of upper-level laundry. The insulated attached garage keeps winter at bay, and quick possession means you can settle in before the snow flies. Ready to live where comfort, community, and connection come standard? This is your move!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465740  |
| Price          | \$394,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,481     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2013                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 76 Greenbury Crescent |
| Area        | Spruce Grove          |
| Subdivision | Greenbury             |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0L9               |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Ceiling 9 ft., Deck, See Remarks  |
| Parking   | Insulated, Single Garage Attached |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, 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, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |

## Zoning

## Zone 91

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Listing information last updated on November 16th, 2025 at 1:47pm MST