

## \$517,000 - 30 Greenbury Manor, Spruce Grove

MLS® #E4452501

**\$517,000**

4 Bedroom, 3.50 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to 30 Greenbury Manor in the heart of Spruce Grove! This beautifully maintained 4-bedroom, 3.5-bathroom home offers both style and functionality. Step into the inviting living room featuring a cozy fireplace, perfect for relaxing or entertaining. The modern galley kitchen boasts sleek finishes and efficient design. Upstairs, the spacious primary bedroom includes a private ensuite, while two additional bedrooms, a full bath, and convenient laundry complete the upper level. The fully finished basement features a legal one-bedroom suite with its own private entrance and in-suite laundry—an excellent mortgage helper or long-term rental opportunity. Whether you're an investor or looking for a home with income potential, this property delivers exceptional value and flexibility.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452501  |
| Price          | \$517,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,517     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 Greenbury Manor |
| Area        | Spruce Grove       |
| Subdivision | Greenbury          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0M1            |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | See Remarks                                              |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved, Tandem |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Suite         | Yes                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 12th, 2025 |
|-------------|-------------------|

Days on Market 35

Zoning Zone 91

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