

## \$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
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Days on Market 6

Zoning Zone 91

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