

\$527,000 - 30 Greenbury Manor, Spruce Grove

MLS® #E4438089

\$527,000

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® # | E4438089 |
| Price | \$527,000 |
| 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 | May 21st, 2025 |
|-------------|----------------|

Days on Market 39

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 29th, 2025 at 8:17am MDT