

\$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 20

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 September 1st, 2025 at 3:47pm MDT