



## Spruce Grove Alberta

\$495,000

Welcome to Greenbury, one of Spruce Grove's most desirable communities, where this stylish half duplex offers comfort, convenience, and room to grow. Backing directly onto a beautiful treed park, you'll enjoy peaceful views, added privacy, and easy access to greenspace right from your backyard. The bright and welcoming main floor features rich hardwood flooring, a stunning fireplace, and a thoughtfully designed kitchen complete with granite countertops, white cabinetry, and plenty of space for everyday living and entertaining. Upstairs you'll find three generous bedrooms, including a spacious primary retreat. The attached single garage provides secure parking and extra storage, while the unfinished basement offers a blank canvas ready for your personal touch, whether you envision a home gym, rec room, additional bedrooms, or future value-added living space. The beautifully landscaped west-facing yard is perfect for enjoying evening sunsets. An added bonus: both sides of this duplex are currently available (id:6769)

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.nicolemackoway.remax.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.