

Courtesy Of Heather Quist Of 2% Realty Pro

## \$429,998 - 319 Pioneer Road, Spruce Grove

MLS® #E4426506

**\$429,998**

3 Bedroom, 2.50 Bathroom, 1,239 sqft  
Single Family on 0.00 Acres

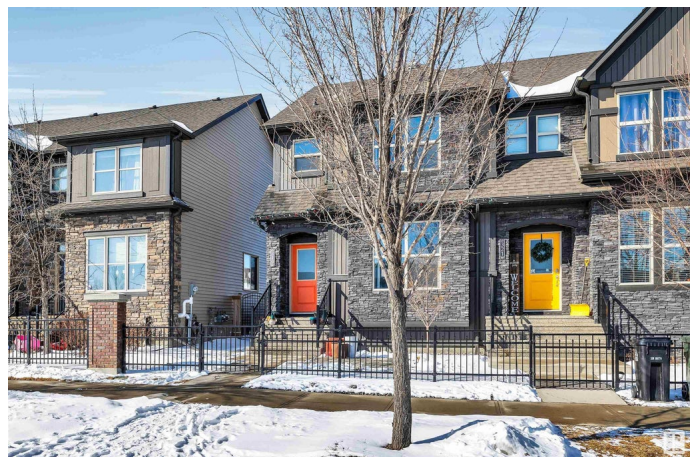
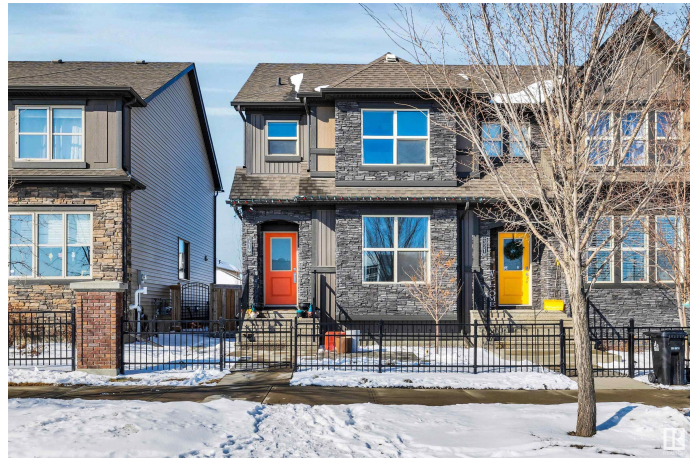
Greenbury, Spruce Grove, AB

This charming half duplex in the Greenberry neighbourhood of Spruce Grove offers the perfect combination of modern living and convenience, located directly across the street from a school. With 3 spacious bedrooms and 2.5 baths, this home is ideal for families or anyone looking for a comfortable space to call their own. The interior boasts stylish, modern fixtures throughout, providing a fresh and updated feel. Recently upgraded with air conditioning, added just last year, you'll stay cool and comfortable all year round. The double detached garage offers ample parking and storage, while the fully landscaped yard provides a beautiful outdoor space to relax and entertain. Don't miss out on this exceptional opportunity in a prime location, just a 5 minute walk to Jubilee Park!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426506  |
| Price          | \$429,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,239     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 319 Pioneer Road |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 1T1          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Front Drive Access, Rear Drive Access   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed March 20th, 2025

Days on Market 15

Zoning Zone 91

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Listing information last updated on April 4th, 2025 at 8:17am MDT