

## \$410,000 - 86 Gilmore Way, Spruce Grove

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MLS® #E4431829

**\$410,000**

4 Bedroom, 3.50 Bathroom, 1,251 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Discover modern family living in this exquisite townhouse, nestled in the vibrant heart of Greenbury. Perfect for first-time buyers and growing families alike, this end unit provides 4 well-appointed bedrooms and 3.5 stylish bathrooms. Step inside the sun-soaked living room, where west-facing windows invite natural light across the open concept main floor with 9ft ceilings. Trendy finishes, modern neutral cabinets, Stainless Appliances, including an induction stove the airy kitchen. Upstairs, the second floor unveils a generous primary bedroom complete with an ensuite. Two additional bedrooms offer ample space for children or guests. Descend to the fully developed basement, where you'll find a bonus bedroom, an additional bathroom, and a versatile rec room – your go-to spot for cozy movie nights. Outside, your private yard with the convenience of a double detached garage. Nearby enjoy Jubilee Park and its scenic walking trails, and easy access to HWY 16A. No condo fees, and A/C ~ A MUST SEE!



Built in 2014

### Essential Information

MLS® #	E4431829
Price	\$410,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,251
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	86 Gilmore Way
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Prescott Learning Center  
Middle                              Greystone Middle School  
High                                 Spruce Grove High

**Additional Information**

Date Listed                      April 19th, 2025  
Days on Market                12  
Zoning                              Zone 91

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