

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

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        1  
Zoning                      Zone 91

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