

## \$399,900 - 311 Pioneer Road, Spruce Grove

MLS® #E4455318

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Conveniently located in the sought after Greenbury community & across the street from Prescott School awaits an elegant half duplex ready for new owners! This home boasts numerous upgrades and feat. an open concept main floor design w/ 9ft ceilings, electric fireplace, s/s appliances w/ upgraded cabinetry and granite in the kitchen, laminate flooring & main floor laundry,. Upstairs hosts 3 bedrooms incl. a generous east facing primary suite with a 4pce ensuite and spacious walk in closet. Downstairs is partially finished, only needing carpet & trim to be complete as it already has a 3 pce bath, drywall and a wet bar. The private west facing backyard is prefect for relaxing or entertaining family & friends w/ your two tiered deck w/ gas line. The location is ideal as you're steps from MAJOR attractions and amenities such as Jubilee Park, the Splash Park, disc golf, walking trails, playgrounds, Prescott School & after school care and easy access to commuter roads to West Edmonton.

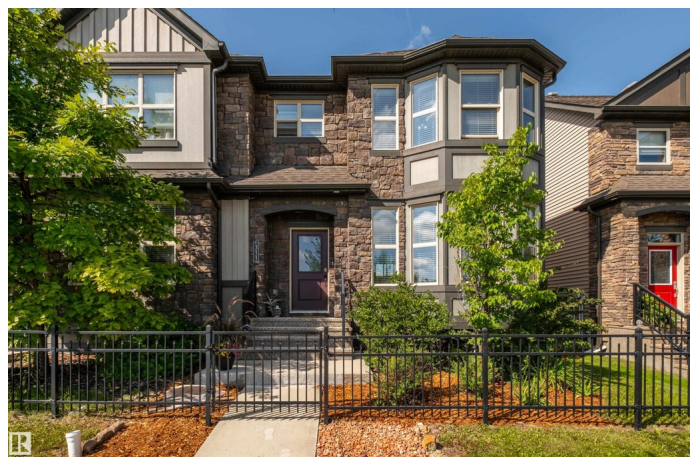
Built in 2014

### Essential Information

MLS® # E4455318

Price \$399,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	311 Pioneer Road
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0T1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Extra, Vinyl Windows, Wet Bar, HRV System
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane,

Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 29th, 2025
Days on Market	1
Zoning	Zone 91

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Listing information last updated on August 30th, 2025 at 2:47am MDT