

## \$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.

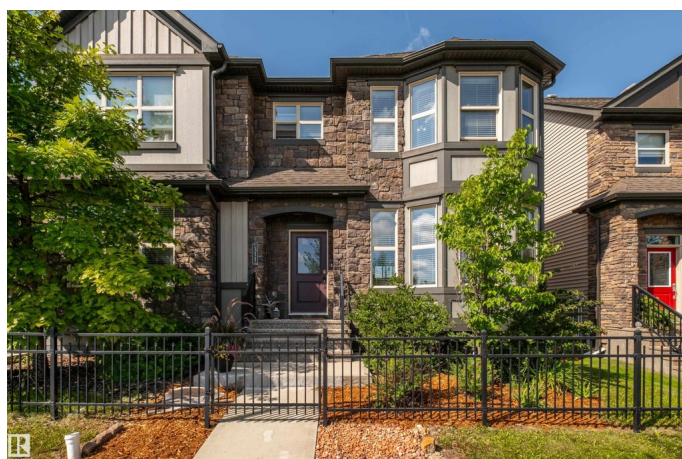
Built in 2014

### 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 | 3                 |
| Zoning         | Zone 91           |

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Listing information last updated on September 1st, 2025 at 9:02am MDT