

## \$489,900 - 86 Gladstone Bend, Spruce Grove

MLS® #E4466316

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,916 sqft  
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Enjoy the convenience and the charm of Greenbury with its convenient location close to all of your favourite amenities like parks, rec centres, schools, and all the more! Experience comfort, style, and community living with the Brattle 22 from Akash Homes! This thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and 9' ceilings on the main floor that enhance the open-concept layout. The modern kitchen boasts sleek quartz countertops and a convenient walkthrough pantry, perfect for everyday living and entertaining. Upstairs, you'll have a spacious bonus room, laundry room with sink, and the primary suite offers a private retreat with an ensuite bath! Two additional bedrooms and a full bath complete the space for the whole family. Enjoy the convenience of a double attached garage, a SEPARATE SIDE ENTRANCE & \$5000 BRICK CREDIT! PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.



Built in 2025

### Essential Information

MLS® #	E4466316
Price	\$489,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,916
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	86 Gladstone Bend
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4E6

### **Amenities**

Amenities	Ceiling 9 ft.
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 20th, 2025
Zoning	Zone 91

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Listing information last updated on November 20th, 2025 at 6:32pm MST