

## \$390,000 - 87 Garneau Gate, Spruce Grove

MLS® #E4435250

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

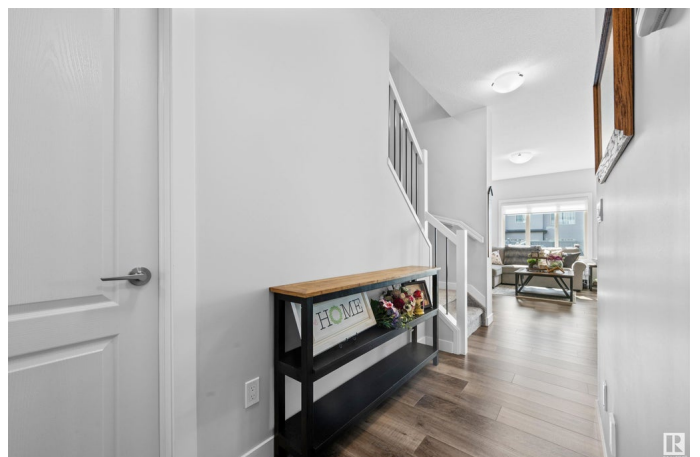
Step into this 1,350+ sq ft townhome by Dolce Vita, offering a stylish yet functional layout in the sought-after community of Greenbury. The open-concept main floor feat. central A/C, large windows that fill the space with natural light, durable laminate flooring throughout, & spacious living & dining areas that flow effortlessly into a stunning kitchen. Enjoy light grey cabinetry, quartz countertops, a centre island with breakfast bar, & Stainless Steel appliances—perfect for both everyday living & entertaining. A powder room is functional for guests, & a well-designed mudroom with built-in cubbies keeps everything organized. Upstairs offers upper floor laundry, two comfortable secondary bedrooms, a full main bath, & a generous primary suite complete with a walk-in closet & a luxurious 4-piece ensuite. The attached garage adds convenience, especially in winter, keeping your vehicle warm & snow-free. Located just minutes from Jubilee Park & close to new amenities on the northeast side of Spruce Grove.

Built in 2019

### Essential Information

MLS® # E4435250

Price \$390,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	87 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	Zone 91

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Listing information last updated on May 14th, 2025 at 12:17am MDT