

## \$459,900 - 72 Garneau Gate, Spruce Grove

MLS® #E4443304

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,534 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Located in the heart of Greenbury and steps from walking trails, ponds, Prescott Learning Centre, Jubilee & the Splash Park awaits an original owner, San Rufo built home. Upon entering you'll notice the attention to detail with numerous upgrades throughout. Featuring an open concept main floor design this home boasts 9ft ceilings, sleek s/s appliances with gas stove & bar fridge, two toned cabinetry & quartz countertops, electric fireplace, upgraded lighting, built ins throughout, upgraded vinyl plank floors and custom fireplace mantle. Upstairs hosts well appointed bedrooms, bath & laundry including the 10'x14' primary bedroom complete with a walk-in closet and a rare 5pce ensuite with his/her sinks & soaker tub. The backyard is low maintenance & private boasting a 12x16 deck w/ gas line & gazebo giving you a quiet place to unwind or a cozy setting to entertain. Pride of ownership is evident throughout and is ready for a new family to call it home!

Built in 2020

### Essential Information

MLS® #	E4443304
Price	\$459,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,534
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	5
Zoning	Zone 91

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