

## \$395,000 - 77 Garneau Gate, Spruce Grove

MLS® #E4441948

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stylish and well-cared-for 3 bed, 2.5 bath townhome in Spruce Grove's popular Greenbury community. Built in 2022, this 1,351 sq ft home features 9' ceilings, a bright open layout, an unfinished basement, and a single attached garage. Enjoy summer evenings on your back deck overlooking the fully fenced and landscaped backyard, or cool off indoors with the comfort of central air conditioning. Upstairs, you'll find three generous bedrooms including a primary suite with its own ensuite and walk-in closet. The home also features a single attached garage, adding everyday convenience and extra storage. Located just steps from Prescott Learning Centre, the community centre, Jubilee Park, walking paths, and with quick access to Highway 16A, this is the ideal home for families, professionals, or anyone looking to enjoy all that Spruce Grove has to offer.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441948  |
| Price      | \$395,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,351                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 77 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, No Smoking Home, HRV System |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 91

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