\$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 18

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 10:17pm MDT