

## **\$494,900 - 110 Garneau Gate, Spruce Grove**

MLS® #E4436966

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,553 sqft  
Single Family on 0.00 Acres

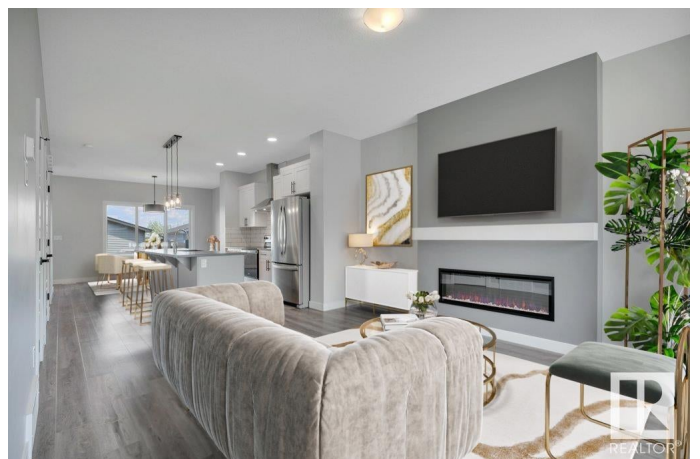
Greenbury, Spruce Grove, AB

Better than NEW! Move right into this IMMACULATE, FULLY FENCED and LANDSCAPED home. Come feel the zen in this well appointed open concept gem. You will appreciate the bright Chef's kitchen with ample storage, quartz counters, stainless steel appliances, pantry and large Island with pendant lighting. Entertaining is made easy in your lovely Living Rm with linear fireplace and generous Dinette area that easily accommodates a larger table and buffet/hutch or desk area. The fully fenced yard with complete deck is perfect for your little ones, pets, and those Summer BBQ's with Family and Friends. Your Master Bedroom accommodates larger furniture, includes a walk in closet and private ensuite w/ His/Hers sinks. In addition there are 2 more Bedrooms, a full Bathroom and a Laundry Rm upstairs for your convenience. You will appreciate the Double Garage, Vinyl Plank floors, and Quartz Counters throughout the home. Location is excellent and offers easy access to Walking Trails, Pond, Playgrounds , Schools and more.

Built in 2022

### **Essential Information**

MLS® #	E4436966
Price	\$494,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	110 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A7

### Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Flat Site, Golf Nearby, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Parkland Village, Brookwood
Middle	Greystone Cent, Woodhaven
High	Spruce Grove Comp.

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	17
Zoning	Zone 91

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Listing information last updated on June 2nd, 2025 at 12:02pm MDT