

## \$450,000 - 140 Garneau Gate, Spruce Grove

MLS® #E4454824

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,596 sqft

Single Family on 0.00 Acres

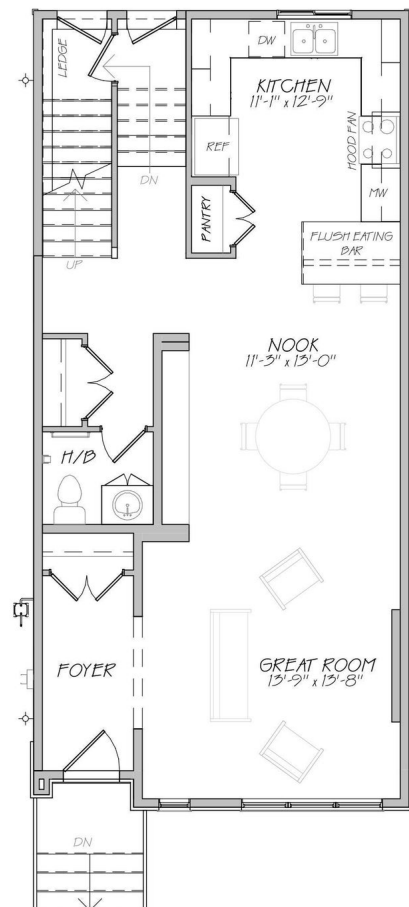
Greenbury, Spruce Grove, AB

Be the first to own this brand new, never occupied 2 storey in Spruce Grove, offering 1,590 sq ft of stylish living space. This beautiful home at 140 Garneau Gate is being built as we speak, giving you the chance to secure it before it is complete. The main floor features 9 ft ceilings, a very open concept design, and the warmth of a fireplace to enjoy. The kitchen showcases quartz countertops throughout, sleek cabinets that reach to the ceiling, and custom MDF shelving that adds both function and style. Upstairs you will find 3 generous bedrooms and 2.5 baths, including a primary retreat with a walk in closet and private ensuite. The convenience of upstairs laundry adds to the thoughtful design. With a separate entrance and the basement having plumbing roughing in for a 3pc. bathroom, kitchen and laundry there is potential for a future suite. This home offers incredible potential and offers the perfect blend of comfort, convenience and lifestyle.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454824  |
| Price     | \$450,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



MAIN FLOOR PLAN

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,596                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 140 Garneau Gate |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0Z6          |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |

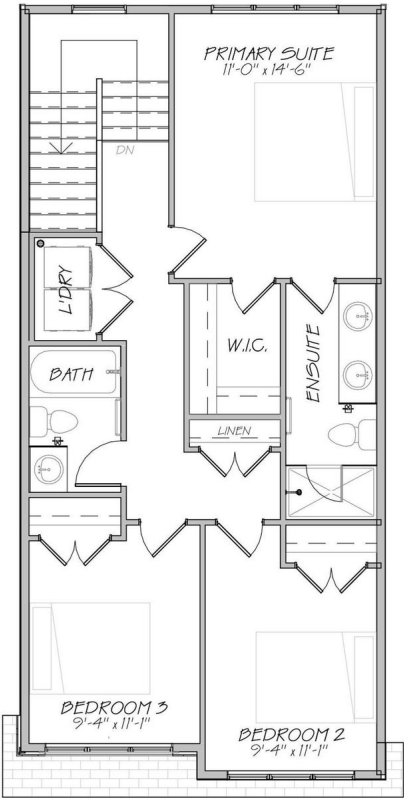
Foundation                      Concrete Perimeter

**School Information**

Elementary                      Brookwood School  
Middle                              Greystone Centennial  
High                                 Spruce Grove Composite

**Additional Information**

Date Listed                      August 27th, 2025  
Days on Market                42  
Zoning                              Zone 91



SECOND FLOOR PLAN

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