# \$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

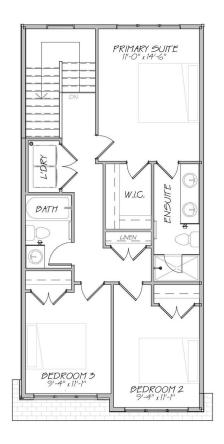
High Spruce Grove Composite

# **Additional Information**

Date Listed August 27th, 2025

Days on Market 50

Zoning Zone 91



SECOND FLOOR PLAN

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Listing information last updated on October 16th, 2025 at 12:32am MDT