

Courtesy Of David Lofthaug Of Bode

## \$629,900 - 35 Gable Common, Spruce Grove

MLS® #E4432262

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

The Evan by San Rufo Homes is made for real life—blending smart functionality with elevated style. Whether you're hosting friends or settling in for a cozy night, this layout adapts beautifully to your needs. The main floor welcomes you with a bright, open-concept design that seamlessly connects the great room, dining area, & central kitchen. The large kitchen island, walk-in pantry, and easy access to the mudroom keep everything organized & within reach. A cozy fireplace anchors the great room, while the open-to-above stairwell and vaulted ceilings add airiness & a sense of grandeur you'll feel the moment you walk in. Upstairs, the bonus room offers a flexible hangout space—perfect for family movie nights. The primary bedroom is your personal getaway, complete with a spa-like ensuite featuring dual sinks, a drop-in tub, & a separate shower. 2 additional bedrooms, full bathroom, & a convenient second-floor laundry room round out the upper level. Photos representative. Under construction.

Built in 2025

### Essential Information

MLS® # E4432262

Price \$629,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	35 Gable Common
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W2

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	102
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 August 3rd, 2025 at 5:47pm MDT