

## \$395,000 - 77 Garneau Gate, Spruce Grove

MLS® #E4441948

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stylish and well-cared-for 3 bed, 2.5 bath townhome in Spruce Grove's popular Greenbury community. Built in 2022, this 1,351 sq ft home features 9' ceilings, a bright open layout, an unfinished basement, and a single attached garage. Enjoy summer evenings on your back deck overlooking the fully fenced and landscaped backyard, or cool off indoors with the comfort of central air conditioning. Upstairs, you'll find three generous bedrooms including a primary suite with its own ensuite and walk-in closet. The home also features a single attached garage, adding everyday convenience and extra storage. Located just steps from Prescott Learning Centre, the community centre, Jubilee Park, walking paths, and with quick access to Highway 16A, this is the ideal home for families, professionals, or anyone looking to enjoy all that Spruce Grove has to offer.

Built in 2022

### Essential Information

MLS® #	E4441948
Price	\$395,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,351
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	77 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, HRV System
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 3

Zoning Zone 91

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