

## \$447,900 - 124 Garneau Gate, Spruce Grove

MLS® #E4435282

**\$447,900**

3 Bedroom, 2.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

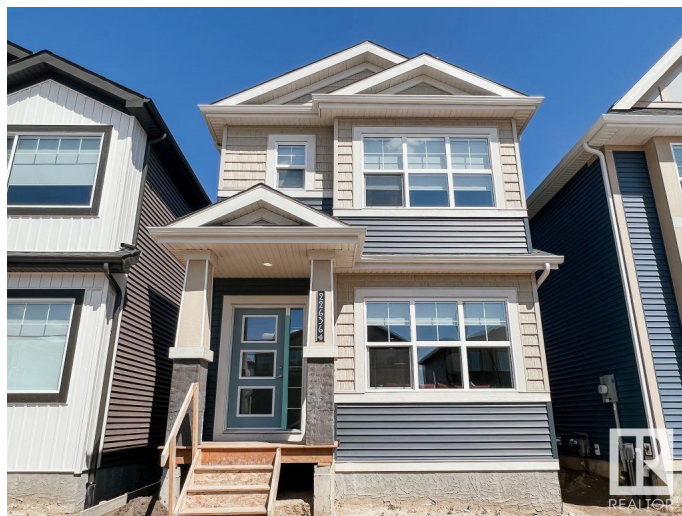
Greenbury, Spruce Grove, AB

Welcome to the Metro Grafton 18 by award winning Cantiro Homes! Designed for those ready to achieve their dream of homeownership, this thoughtfully crafted single family home offers flexibility, comfort, and future income potential. The open-concept main floor features the seamless flow from front to back, with spacious living, dining, and kitchen areas ideal for both everyday living and entertaining. The rear kitchen is a true highlight, complete with a convenient eating bar – perfect for quick meals or casual conversations with friends. Upstairs, you™ll find 3 bedrooms and 2.5 bathrooms, providing plenty of space for family or guests. The separate side entrance leads to a 9™ high unfinished basement, already equipped with rough-ins for a future suite, an excellent opportunity for added income or extended family living. (\*photos are for representation only. Colours and finishing may vary\*)

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435282  |
| Price      | \$447,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,292                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 124 Garneau Gate |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0M6          |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Rear Drive Access                                |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 40

Zoning Zone 91

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Listing information last updated on June 17th, 2025 at 7:17pm MDT