

## \$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
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Days on Market 40

Zoning Zone 91

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