

## \$589,900 - 22 Garneau Gate, Spruce Grove

MLS® #E4452722

**\$589,900**

3 Bedroom, 2.50 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

WELCOME HOME! This charming 2-storey home in the desirable neighborhood of Greenbury has it all! With 3 spacious bedrooms and 2.5 bathrooms, thereâ€™s room for the whole family. The open-concept main floor features 9' ceilings, gleaming hardwood floors, a bright living area, and a modern kitchen with stainless steel appliances, including a gas stove, maple cabinetry with soft close drawers, stone fireplaceâ€”perfect for cooking and entertaining. Upstairs, youâ€™ll find a versatile bonus room, ideal for a home office, playroom, or cozy movie nights. The partially finished basement is waiting for your finishing touch. The backyard oasis features a deck perfect for hosting, a good sized yard, gazebo & hot tub. Located in a family-friendly neighbourhood close to parks, schools, and amenities, this home is move-in ready and waiting for you!

Built in 2014

### Essential Information

MLS® #	E4452722
Price	\$589,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,339
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A7

### Amenities

Amenities	Deck, Gazebo, Hot Tub
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 13th, 2025

Days on Market                1

Zoning                              Zone 91

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