# \$454,900 - 44 Garneau Gate, Spruce Grove

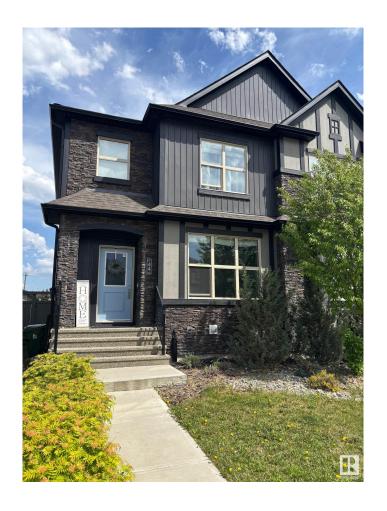
MLS® #E4438946

### \$454,900

3 Bedroom, 3.50 Bathroom, 1,463 sqft Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Fantastic, former showhome with pride of ownership! From the moment you walk in you will be impressed by the upgraded finishes and the bright, open-concept layout. The living room with electric fireplace leads to the large dining area and kitchen, which features upgraded appliances, pantry, oversized island with quartz countertops and stylish backsplash. A convenient half bath is found off the back entry, purposely designed with a built-in bench and coat rack. Head upstairs to find the primary bedroom retreat with a huge walk-in closet and 4-piece ensuite, two additional bedrooms and the 2nd 4-piece bath. Even more living space is found in the fully finished basement that is currently used as a 4th bedroom. Here you will find the 3rd 4-piece bath, finished laundry space, and tons of storage. Last but not least the backyard space is perfect for summer fun, with the heated double garage ready for the winter months. With too many features to mention come take a look... this one won't disappoint!



Built in 2018

#### **Essential Information**

MLS® # E4438946 Price \$454,900

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,463

Acres 0.00

Year Built 2018

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 44 Garneau Gate

Area Spruce Grove

Subdivision Greenbury

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0Z8

### **Amenities**

Amenities Ceiling 9 ft., Deck, Hot V

**Basement Ceiling** 

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer,

Refrigerator, Stove-Electric, V

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles





Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 28th, 2025

Days on Market 5

Zoning Zone 91

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