

## \$439,900 - 65 Garneau Gate, Spruce Grove

MLS® #E4464892

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stunning Cantiro-built half duplex in sought-after Greenbury, offering nearly 1500sf of bright, modern living in a community known for charm and walkability. Fantastic curb appeal and an inviting open concept main floor featuring 9'™ ceilings, vinyl plank flooring and an airy kitchen with quartz counters, centre island and pantry. Enjoy the cozy fireplace in the living room and easy access from the dining nook to the west-facing backyard—complete with composite deck, gazebo with stone patio and low-maintenance landscaping, perfect for evening sun and bbq's. Upstairs offers a handy flex space ideal for a home office or study area, convenient upper laundry, two spacious secondary bedrooms, and a lovely primary suite with walk-in closet and 4pc ensuite. Fully finished double attached garage with storage. Great basement layout for future development. Steps to schools, parks, trails and close to commuter routes and amenities. Pristine Living with modern style and total comfort throughout!

Built in 2020

### Essential Information

MLS® # E4464892

Price \$439,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 65 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, Gazebo, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                       |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Glass Door, Heatilator/Fan                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                            |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stone, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                        |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2025 |
| Zoning      | Zone 91            |

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Listing information last updated on November 6th, 2025 at 1:17pm MST