

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

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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 Water, Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
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	3
Zoning	Zone 91

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