

## \$450,000 - 140 Garneau Gate, Spruce Grove

MLS® #E4454824

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,596 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

CHOOSE YOUR INTERIOR FINISHES AND MOVE IN 2 MONTHS! Be the first to own this brand new, never occupied 2 storey in Spruce Grove, offering 1,590 sq ft of stylish living space. This beautiful home at 140 Garneau Gate is being built as we speak, giving you the chance to secure it before it is complete. The main floor features 9 ft ceilings, a very open concept design, and the warmth of a fireplace to enjoy. The kitchen showcases quartz countertops throughout, sleek cabinets that reach to the ceiling, and custom MDF shelving that adds both function and style. Upstairs you will find 3 generous bedrooms and 2.5 baths, including a primary retreat with a walk in closet and private ensuite. The convenience of upstairs laundry adds to the thoughtful design. With a separate entrance and the basement having plumbing roughing in for a 3pc. bathroom, kitchen and laundry there is potential for a future suite. This home offers incredible potential and offers the perfect blend of comfort, convenience and lifestyle.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454824  |
| Price    | \$450,000 |
| Bedrooms | 3         |



MAIN FLOOR PLAN

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,596                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 140 Garneau Gate |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0Z6          |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brookwood School       |
| Middle     | Greystone Centennial   |
| High       | Spruce Grove Composite |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 91           |



SECOND FLOOR PLAN

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 3:47am MST