

## \$517,500 - 78 Garneau Gate, Spruce Grove

MLS® #E4459947

**\$517,500**

4 Bedroom, 3.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Forget the stress and extra expenses of building new. This turnkey home in the award-winning Greenbury community is 100% complete, offering superior value and immediate convenience. This turnkey property delivers the full lifestyle immediately. This means the significant upgrades are already done: a fully finished basement (with a 4th bed/4pc bath), full landscaping, fencing, and an insulated/drywalled detached double garage. It's the smart, stress-free purchase for a growing family! The open-concept main floor boasts a spectacular kitchen with quartz countertops and SS appliances, flowing into a cozy living room with a fireplace. The upper level offers a primary suite with a walk-in closet/4pc ensuite, two additional spacious bedrooms, and an upstairs laundry. Enjoy the benefits of an established neighborhood, steps from Jubilee Park, Prescott K-9 School, and the YMCA Wellness Centre. Stop paying to finish a house—start enjoying your life.

Built in 2019

### Essential Information

MLS® # E4459947

Price \$517,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,404                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 78 Garneau Gate |
| Area        | Spruce Grove    |
| Subdivision | Greenbury       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0Z7         |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Ceiling 10 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                          |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 29th, 2025  
Days on Market                25  
Zoning                              Zone 91

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