Courtesy Of Adrienne Carlton Of Exp Realty

$439,000 - 120 Garneau Gate, Spruce Grove

MLS® #E4450949

$439,000
3 Bedroom, 2.50 Bathroom, 1,354 sqft
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to Grafton 18 by award winning Cantiro Homes! This thoughtfully designed home is perfect for modern living, offering smart use of space, generous storage, and room to grow. Its open-concept layout and functional features ensure everyday ease and comfort. This home includes abundant storage with a large pantry, mudroom closet, and oversized bedroom closets. The main floor boasts a seamless flow between the kitchen, dining, and living areas. Enjoy a spacious front entry with a built-in bench and storage, plus convenient upstairs laundry. The oversized primary suite features a walk-in closet and generous ensuite. Two additional bedrooms are ideal for family, guests, or a home office. Features a roughed-in, suite-ready basement, a side entry, and a 9' foundation. Future Double detached garage size 18 x 22. Photos represent the model layout and finishes may differ.

Built in 2025

Essential Information

MLS® #	E4450949
Price	$439,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	120 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2Y6

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	August 1st, 2025
Days on Market	75
Zoning	Zone 91

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