

## \$539,900 - 9 Gable Common, Spruce Grove

MLS® #E4442307

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Enjoy the convenience and the charm of Greenbury with its convenient location close to all of your favourite amenities like parks, rec centres, schools, and all the more! Experience comfort, style, and community living with the Brattle 22 from Akash Homes! This thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and 9' ceilings on the main floor that enhance the open-concept layout. The modern kitchen boasts sleek quartz countertops and a convenient walkthrough pantry, perfect for everyday living and entertaining. Upstairs, you'll have a spacious bonus room, laundry room with sink, and the primary suite offers a private retreat with an ensuite bath! Two additional bedrooms and a full bath complete the space for the whole family. Enjoy the convenience of a double attached garage, and a SEPARATE SIDE ENTRANCE!

Built in 2025

### Essential Information

MLS® #	E4442307
Price	\$539,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,841
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Gable Common
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W2

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### **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, Vinyl
Exterior Features	Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 13th, 2025  
Days on Market      4  
Zoning                Zone 91

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 June 17th, 2025 at 1:02am MDT