Courtesy Of John Rota Of Exp Realty

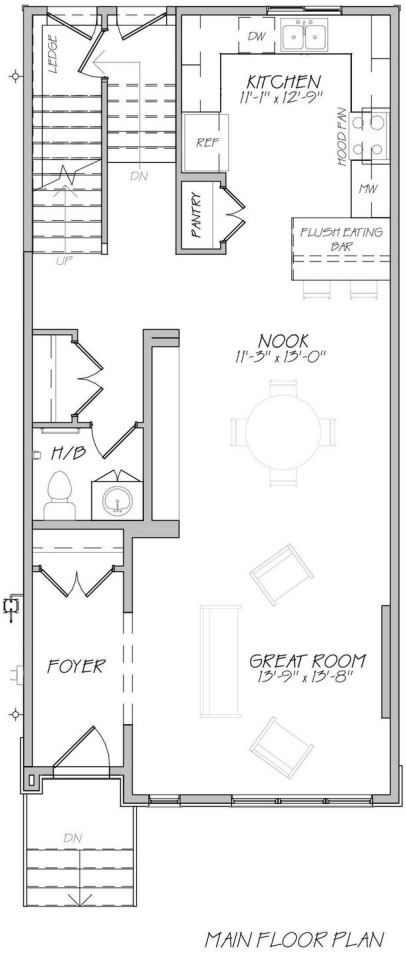
$450,000 - 140 Garneau Gate, Spruce Grove

MLS® #E4454824

$450,000
3 Bedroom, 2.50 Bathroom, 1,596 sqft
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

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.



MAIN FLOOR PLAN

Built in 2025

Essential Information

MLS® #	E4454824
Price	$450,000
Bedrooms	3
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

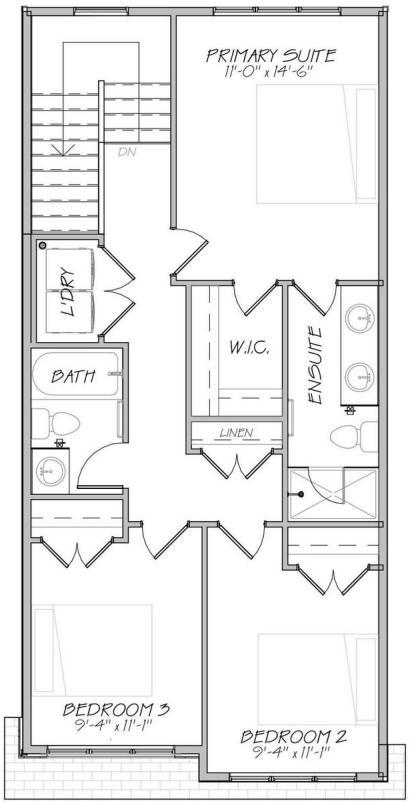
Foundation	Concrete Perimeter

School Information

Elementary	Brookwood School
Middle	Greystone Centennial
High	Spruce Grove Composite

Additional Information

Date Listed	August 27th, 2025
Days on Market	50
Zoning	Zone 91



SECOND FLOOR PLAN

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Listing information last updated on October 16th, 2025 at 12:32pm MDT