

## \$589,900 - 22 Garneau Gate, Spruce Grove

MLS® #E4452722

**\$589,900**

3 Bedroom, 2.50 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

WELCOME HOME! This charming 2-storey home in the desirable neighborhood of Greenbury has it all! With 3 spacious bedrooms and 2.5 bathrooms, there's a room for the whole family. The open-concept main floor features 9' ceilings, gleaming hardwood floors, a bright living area, and a modern kitchen with stainless steel appliances, including a gas stove, maple cabinetry with soft close drawers, stone fireplace—perfect for cooking and entertaining. Upstairs, you'll find a versatile bonus room, ideal for a home office, playroom, or cozy movie nights. The partially finished basement is waiting for your finishing touch. The backyard oasis features a deck perfect for hosting, a good sized yard, gazebo & hot tub. Located in a family-friendly neighbourhood close to parks, schools, and amenities, this home is move-in ready and waiting for you!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452722  |
| Price      | \$589,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,339                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22 Garneau Gate |
| Area        | Spruce Grove    |
| Subdivision | Greenbury       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0A7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Gazebo, Hot Tub  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Stone Facing                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 13th, 2025

Days on Market                8

Zoning                              Zone 91

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Listing information last updated on August 20th, 2025 at 11:47pm MDT