

## \$390,000 - 87 Garneau Gate, Spruce Grove

MLS® #E4435250

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

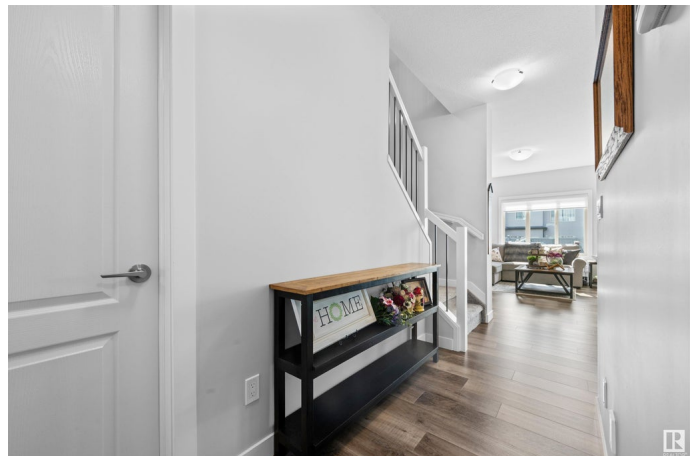
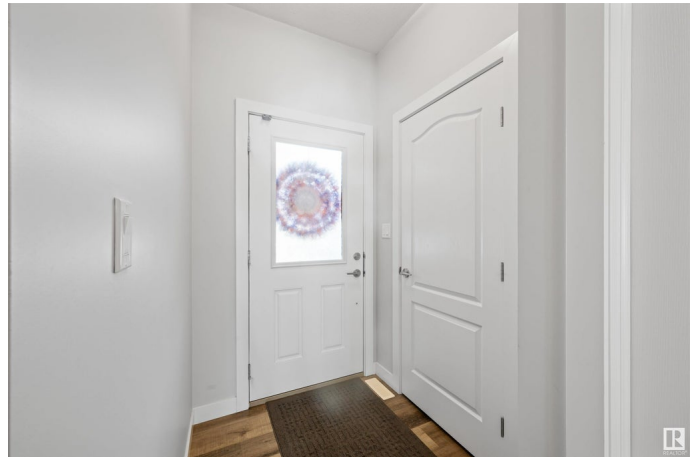
Step into this 1,350+ sq ft townhome by Dolce Vita, offering a stylish yet functional layout in the sought-after community of Greenbury. The open-concept main floor feat. central A/C, large windows that fill the space with natural light, durable laminate flooring throughout, & spacious living & dining areas that flow effortlessly into a stunning kitchen. Enjoy light grey cabinetry, quartz countertops, a centre island with breakfast bar, & Stainless Steel appliances—perfect for both everyday living & entertaining. A powder room is functional for guests, & a well-designed mudroom with built-in cubbies keeps everything organized. Upstairs offers upper floor laundry, two comfortable secondary bedrooms, a full main bath, & a generous primary suite complete with a walk-in closet & a luxurious 4-piece ensuite. The attached garage adds convenience, especially in winter, keeping your vehicle warm & snow-free. Located just minutes from Jubilee Park & close to new amenities on the northeast side of Spruce Grove.

Built in 2019

### Essential Information

MLS® # E4435250

Price \$390,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,352                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 87 Garneau Gate |
| Area        | Spruce Grove    |
| Subdivision | Greenbury       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0Z7         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck       |
| Parking   | Front Drive Access, Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 91       |

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Listing information last updated on May 12th, 2025 at 10:02pm MDT