

Courtesy Of Adrienne Carlton Of Exp Realty

## \$535,000 - 157 Garneau Gate, Spruce Grove

MLS® #E4450952

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,876 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to the Entertain Impression 20 by award winning Cantiro Homes! You love making a standout impression, always putting your best foot forward when guests arrive. You're proud of your home and you're not afraid to show it off! You elevate your hosting game by thinking of every tiny detail, like handwritten name plates, lush floral arrangements, and a chef-inspired menu with drinks to match. The Entertain Impression 3 bedroom 2.5 bathroom home offers the perfect combination of "wow" factor and function. It features an oversized kitchen island and a large dedicated dining space that's perfect for prepping and showcasing meals. There's also an upstairs recreation room for casual gatherings or a place for the kids to party on their own. This home truly stands out with its Brownstone Elevation, an electric fireplace, side entry for future suite potential, and beautiful glass rail. Close to pond/walking trails and quick commute to Edmonton. Photos represent the model -layout and finishes may differ.

Built in 2025

### Essential Information

MLS® # E4450952

Price \$535,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,876                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 157 Garneau Gate |
| Area        | Spruce Grove     |
| Subdivision | Greenbury        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0Z5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Flat Site, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 1st, 2025

Days on Market                68

Zoning                            Zone 91

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