\$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

CHOOSE YOUR INTERIOR FINISHES AND MOVE IN 2 MONTHS! 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.

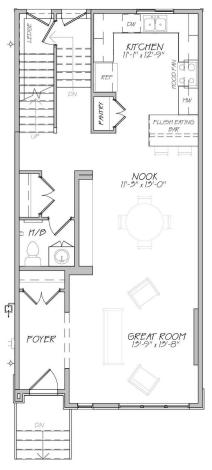
Built in 2025

Essential Information

MLS® # E4454824 Price \$450,000

Bedrooms 3





MAIN FLOOR PLAN

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

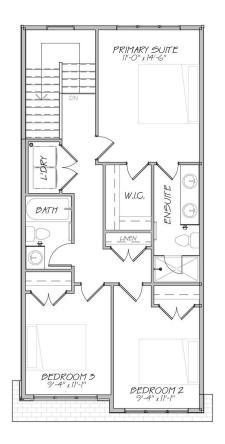
High Spruce Grove Composite

Additional Information

Date Listed August 27th, 2025

Days on Market 70

Zoning Zone 91



SECOND FLOOR PLAN

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Listing information last updated on November 5th, 2025 at 5:02am MST