

\$579,900 - 22 Garneau Gate, Spruce Grove

MLS® #E4452722

\$579,900

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	\$579,900
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 11

Zoning Zone 91

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