

\$439,900 - 65 Garneau Gate, Spruce Grove

MLS® #E4464892

\$439,900

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stunning Cantiro-built half duplex in sought-after Greenbury, offering nearly 1500sf of bright, modern living in a community known for charm and walkability. Fantastic curb appeal and an inviting open concept main floor featuring 9'™ ceilings, vinyl plank flooring and an airy kitchen with quartz counters, centre island and pantry. Enjoy the cozy fireplace in the living room and easy access from the dining nook to the west-facing backyard—complete with composite deck, gazebo with stone patio and low-maintenance landscaping, perfect for evening sun and bbq's. Upstairs offers a handy flex space ideal for a home office or study area, convenient upper laundry, two spacious secondary bedrooms, and a lovely primary suite with walk-in closet and 4pc ensuite. Fully finished double attached garage with storage. Great basement layout for future development. Steps to schools, parks, trails and close to commuter routes and amenities. Pristine Living with modern style and total comfort throughout!

Built in 2020

Essential Information

MLS® # E4464892

Price \$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	65 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, Gazebo, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 4:02am MST