

# \$559,900 - 111 Garneau Gate, Spruce Grove

MLS® #E4417371

**\$559,900**

3 Bedroom, 2.50 Bathroom, 2,071 sqft  
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

The Entertain Play 22 is designed with both functionality and entertaining in mind. It features a functional family entrance, making it easy to welcome guests into your lovely space. The spacious layout includes 3 bedrooms and 2.5 baths with a 9 foot ceiling and an open to below design that adds to the airy, welcoming feel. The chef's kitchen, complete with 2 expansive eating bars and stainless steel appliances, is perfect for preparing meals and hosting gatherings. The luxurious soaker tub and tiled shower create a relaxing atmosphere after a long day. For added convenience, the built-in vanity streamlines morning routines. Other highlights include a side entry, a modern glass railing, a large recreation room upstairs and an electric fireplace. \*photos are for representation only. Colours and finishing may vary\*



Built in 2024

## Essential Information

MLS® #	E4417371
Price	\$559,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,071

Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	111 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0M6

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 8th, 2025
-------------	-------------------

Days on Market 114

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 May 2nd, 2025 at 7:32pm MDT