

\$517,500 - 78 Garneau Gate, Spruce Grove

MLS® #E4459947

\$517,500

4 Bedroom, 3.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Forget the stress and extra expenses of building new. This turnkey home in the award-winning Greenbury community is 100% complete, offering superior value and immediate convenience. This turnkey property delivers the full lifestyle immediately. This means the significant upgrades are already done: a fully finished basement (with a 4th bed/4pc bath), full landscaping, fencing, and an insulated/drywalled detached double garage. It's the smart, stress-free purchase for a growing family! The open-concept main floor boasts a spectacular kitchen with quartz countertops and SS appliances, flowing into a cozy living room with a fireplace. The upper level offers a primary suite with a walk-in closet/4pc ensuite, two additional spacious bedrooms, and an upstairs laundry. Enjoy the benefits of an established neighborhood, steps from Jubilee Park, Prescott K-9 School, and the YMCA Wellness Centre. Stop paying to finish a house—start enjoying your life.

Built in 2019

Essential Information

MLS® # E4459947

Price \$517,500

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	78 Garneau Gate
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z7

Amenities

Amenities	Ceiling 10 ft., No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 29th, 2025

Days on Market 25

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 October 23rd, 2025 at 11:18pm MDT