

## \$519,900 - 9 Gable Common, Spruce Grove

MLS® #E4442307

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Enjoy the convenience and the charm of Greenbury with its convenient location close to all of your favourite amenities like parks, rec centres, schools, and all the more! Experience comfort, style, and community living with the Brattle 22 from Akash Homes! This thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and 9' ceilings on the main floor that enhance the open-concept layout. The modern kitchen boasts sleek quartz countertops and a convenient walkthrough pantry, perfect for everyday living and entertaining. Upstairs, you'll have a spacious bonus room, laundry room with sink, and the primary suite offers a private retreat with an ensuite bath! Two additional bedrooms and a full bath complete the space for the whole family. Enjoy the convenience of a double attached garage, and a SEPARATE SIDE ENTRANCE!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442307  |
| Price      | \$519,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,841                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9 Gable Common |
| Area        | Spruce Grove   |
| Subdivision | Greenbury      |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 2W2        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached                            |

### **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, Vinyl   |
| Exterior Features | Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        87  
Zoning                    Zone 91

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