



## Spruce Grove Alberta

\$579,900

A top-quality Aera model by respected Italian-owned builder San Rufo Homes at 15 Gable Common offers more than 1900 sq ft of well-planned living in sought-after Greenbury, Spruce Grove. The bright, open-concept main floor features 9' CEILINGS with contemporary kitchen with a MASSIVE island, quartz countertops, stylish cabinetry, a well-appointed WALKIN PANTRY, & luxury vinyl plank flooring that flows into the dining & living area with FIREPLACE-ideal for daily life & entertaining. Upstairs, the spacious primary bedrm includes a walk-in closet & private ensuite, joined by two additional bedrooms, a full bath, flexible bonus rm, & ideal WALKIN LAUNDRY RM. LARGE TRIPLE GLAZE WINDOWS throughout fill the home with natural lighting. A side entrance offers excellent potential for future development, while 200-amp service is perfect for EV charging, air conditioning, or a hot tub. A double attached garage provides secure parking & storage. Spruce Grove offers parks, TriLeisure Rec Centre, Home Depot, & more. (id:6769)

Laundry room 2.29 m X 2.04 m

Living room 4.33 m X 3.69 m

Dining room 4.66 m X 2.71 m

Kitchen 4.91 m X 2.65 m

Primary Bedroom 5 m X 4.45 m

Bedroom 2 3.41 m X 2.56 m

Bedroom 3 3.47 m X 2.47 m

Bonus Room 4.27 m X 3.96 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://www.espo.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.