



## 114 Garneau Gate Spruce Grove AB

\$499,900

BRAND NEW rear detached with FULLY FINISHED LEGAL BASEMENT SUITE in the beautiful brownstone inspired neighbourhood of Greenbury in Spruce Grove. This 2 storey home built by awarding winning builder, Cantiro Homes, is a perfect way to offset your mortgage or for use as a dual-income investment property. The main floor and upper floor is a 3 bedroom, 2.5 bathroom suite and the basement is a one bedroom, 1 bathroom basement suite with separate side entry. These units are completely turnkey featuring 9 ceilings, private entries into each suite, luxury vinyl plank and carpet flooring, quartz countertops throughout, stainless steel appliances, washer and dryer per unit, blinds, landscaping and fencing. Greenbury is located within walking distance of the K-9 Prescott Learning Centre, the Cantiro Community Centre, and the spectacular 60-acre Jubilee Park filled with trees, wetlands, picnic areas and more. Please note the photos used are from a similar staged home and the property may not be exactly as shown.

Listing Presented By:



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