

# \$609,900 - 41 Gable Common, Spruce Grove

MLS® #E4461673

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,197 sqft  
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Quick possession listed by the show home – available in Greenbury. The Julianna model offers 2,197 sq ft of well-designed living with 3 bedrooms and 2.5 bathrooms. The open-concept main floor features a modern kitchen flowing into the dining and great room, perfect for family gatherings and entertaining. Upstairs, the owner’s bedroom includes a private ensuite, joined by two additional bedrooms, a full bath, and convenient laundry space. With laned home design, rear parking provides flexibility for potential future garage development. Large windows bring natural light throughout, and thoughtful finishes showcase San Rufo Homes’ craftsmanship. Located in Greenbury, a welcoming community with parks, trails, and access to nearby amenities. Built with San Rufo Homes’ quality and care. Photos are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461673  |
| Price      | \$609,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,197                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 41 Gable Common |
| Area        | Spruce Grove    |
| Subdivision | Greenbury       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0Z5         |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                                            |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Hardie Board Siding                                                                            |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

Date Listed           October 10th, 2025  
Days on Market     4  
Zoning                Zone 91

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