

# \$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      1  
Zoning                Zone 91

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