

## \$615,000 - 14 Gable Common, Spruce Grove

MLS® #E4454827

**\$615,000**

3 Bedroom, 2.50 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

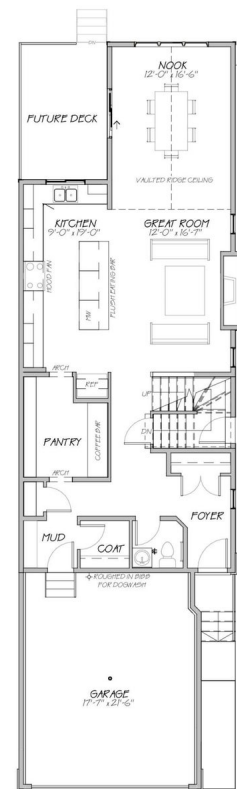
Greenbury, Spruce Grove, AB

Welcome to 14 Gable Common in Spruce Grove! This brand new, never occupied 2,160 sq. ft. 2 storey home is currently being built with possession available soon. Featuring 9 ft ceilings and upgraded finishes throughout, the main floor offers an open concept layout with a bright dining area, large windows, a chef's kitchen with quartz counters, island, and walk through pantry from the mudroom. The living space extends to a rear deck, perfect for entertaining. Upstairs you will find 3 bedrooms, including a spacious primary with a walk in closet complete with MDF shelving and a luxurious ensuite, plus upper floor laundry for convenience. The basement includes a side entrance with suite rough in, offering excellent potential for a future income suite or private guest space. A modern home designed with today's lifestyle in mind, ready to welcome its first owners.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454827  |
| Price      | \$615,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



wlh  
WESTERN LIVING HOMES

MAIN FLOOR PLAN  
9'-1" CEILING HEIGHT

|                |                        |
|----------------|------------------------|
| Square Footage | 2,160                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14 Gable Common |
| Area        | Spruce Grove    |
| Subdivision | Greenbury       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2W2         |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

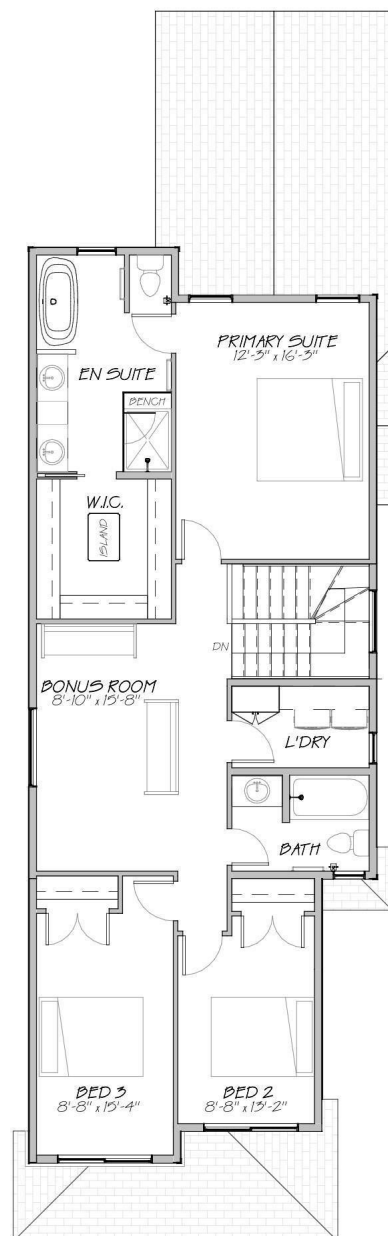
|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                                    |

### School Information

Middle Greystone Centennial  
High Brookwood School

### Additional Information

Date Listed August 27th, 2025  
Days on Market 5  
Zoning Zone 91



SECOND FLOOR PLAN  
8'-1" CEILING HEIGHT



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Listing information last updated on September 1st, 2025 at 6:32pm MDT