

# \$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

The Julianna by San Rufo Homes is a 2,197 sq. ft. laned home offering 3 bedrooms and 2.5 bathrooms. The main floor features an open kitchen with island, dining area, and great room. The upper level includes a spacious primary bedroom with ensuite and walk-in closet, two additional bedrooms, a full bathroom, and convenient laundry area. Large windows provide natural light throughout. Located close to parks, trails, and nearby amenities. Photos are representative; features and finishes may vary.



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 | 20                 |
| Zoning         | Zone 91            |

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Listing information last updated on October 30th, 2025 at 5:17pm MDT