

Courtesy Of Joe D Esposito Of Century 21 Masters

## \$609,900 - 43 Gable Common, Spruce Grove

MLS® #E4460711

**\$609,900**

4 Bedroom, 3.00 Bathroom, 2,068 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

The Victor offers 2067sqft- built to support modern families with comfort, flexibility, & future potential. With a MAIN FLOOR BD/full bathroom, side entry, & stunning open-to-above great room, this home is move-in ready. Mainfloor with 9' ceilings delivers a spacious, connected layout where the kitchen, dining nook, & great room flow effortlessly together. Kitchen is beautifully finished with a flush eating ledge island, walk-in pantry, & quartz countertops throughout. Cozy fireplace adds warmth to the greatroom, while main floor bdrm/full bath offer ideal flexibility for guests, aging parents, or home office use. Side entrance creates a clear opportunity for future basement suite development or private access. Upstairs, central bonus room acts as the perfect hub for movie nights or playtime. Primary suite features walk-in closet/spa-style ensuite with dual sinks, drop-in tub, & separate shower. Two additional bedrooms each come with their own walk-in closet, built-in study nook & laundry room nearby.

Built in 2025

### Essential Information

MLS® # E4460711

Price \$609,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$40                   |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,068                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 43 Gable Common |
| Area        | Spruce Grove    |
| Subdivision | Greenbury       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 4E6         |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached                                                                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|          |                          |
|----------|--------------------------|
| Exterior | Wood, Composition, Vinyl |
|----------|--------------------------|

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Flat Site                |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Composition, Vinyl |
| Foundation        | Concrete Perimeter       |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Parkland Village,Brookwood |
| Middle     | Greystone Cent, Woodhaven  |
| High       | Spruce Grove Comp          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 91           |

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Listing information last updated on October 27th, 2025 at 2:03pm MDT