# \$619,395 - 44 Gambel Loop, Spruce Grove

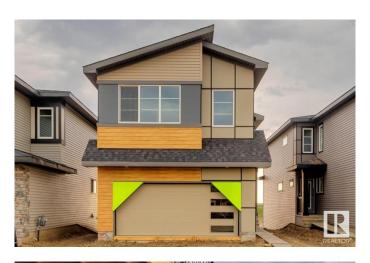
MLS® #E4436183

## \$619,395

3 Bedroom, 2.50 Bathroom, 2,301 sqft Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stunning WALKOUT Home in an amenity-rich community, just steps from Spruce Grove's new Civic Centre and with quick access to Highway 16. Backing onto green space and pond, enjoy peaceful views with no rear neighbors, plus a 10x10 deck perfect for relaxing. Inside, the open concept layout features a 9" main floor, dramatic open-to-above foyer, a sleek 50" linear fireplace and a spacious kitchen with quartz countertops, a large island and walk-through pantry. Upstairs offers 3 bedrooms, a central bonus room and a unique bridge-style hallway to the primary bedroom, which includes a cozy sitting area, walk-through closet to the laundry room and a luxurious ensuite with dual sinks. soaker tub and tiled shower. With a 9' basement, rough in bath, stylish metal spindle railings and a full Smart Home System, this home blends comfort, style and modern convenience.





Built in 2025

#### **Essential Information**

MLS® # E4436183 Price \$619,395

Bedrooms 3
Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 2,301 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 44 Gambel Loop

Area Spruce Grove

Subdivision Greenbury

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0C9

## **Amenities**

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

Is Waterfront Yes

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Creek, Public Transportation, Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

## **Additional Information**

Date Listed May 12th, 2025

Days on Market 35

Zoning Zone 91



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Listing information last updated on June 16th, 2025 at 9:02am MDT