

Courtesy Of David Lofthaug Of Bode

# \$493,395 - 35 Gambel Loop, Spruce Grove

MLS® #E4448230

**\$493,395**

4 Bedroom, 3.00 Bathroom, 1,713 sqft  
Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stunning 4-bedroom home in an amenity-rich community, just steps from Spruce Grove's new civic Center and with quick access to Highway 16. The main floor boasts 9' ceilings, a designer kitchen with quartz countertops, a large island, corner pantry and a full bathroom with a 4th bedroom. Enjoy the warmth of a 50" electric fireplace in the spacious great room. Upstairs offers a central bonus room, laundry and a large primary suite with dual sinks and a walk-in shower, plus two additional bedrooms. the basement features 9' ceilings, side entrance, 2 windows and a rough-in for future bathroom. Complete with luxury vinyl plank flooring, upgraded carpet, metal spindle railing, extra windows for natural light and a full Smart Home System- this home truly has it all! Garage development currently being included by Bedrock Homes. Photos are representative\*

Built in 2025

## Essential Information

MLS® #	E4448230
Price	\$493,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,713
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	35 Gambel Loop
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0C9

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

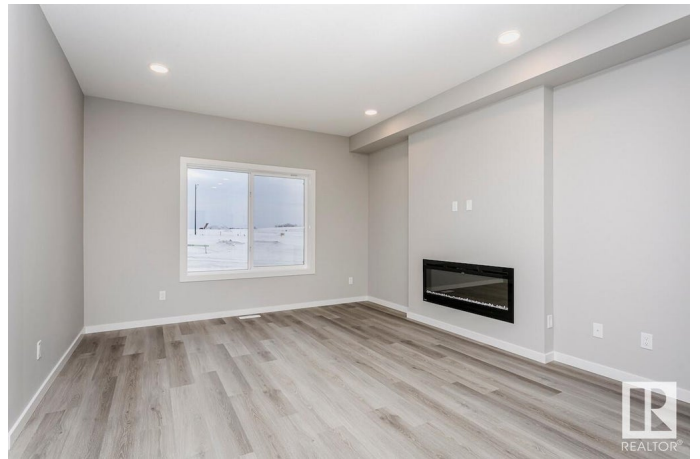
Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 17th, 2025  
Days on Market 12  
Zoning Zone 91



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Listing information last updated on July 28th, 2025 at 10:47pm MDT