

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 40 Gambel Loop, Spruce Grove

MLS® #E4449098

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,147 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

This stunning WALK-OUT home is located in an amenity-rich community, just steps away from Spruce Grove's new civic center and with easy access to Highway 16. The open-concept main floor seamlessly connects the kitchen, dining area and great room featuring an electric fireplace. The spacious kitchen boasts quartz countertops and a large island, while the mudroom includes a convenient walk-through pantry. Upstairs, you will find three bedrooms, a central bonus room and laundry. The primary retreat offers pond views, a walk-in closet, and luxurious 5pc ensuite with a standalone soaker tub and a tiled 5' shower. The basement is designed with 9' ceiling, extra windows and 3 pc rough-in for potential future development. Enjoy the convenience of a Smart Home System, including thermostat control, video doorbell, front door lock and Alexa echo show. The home also features 10x10 deck with peaceful pond views. Plus, there are NO neighbors behind you! Photos are representative.

Built in 2025

### Essential Information

MLS® # E4449098

Price \$598,395

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,147                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 40 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 |

### 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 22nd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 91         |

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Listing information last updated on July 31st, 2025 at 9:47pm MDT