

\$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 36

Zoning Zone 91



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