

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 36 Gambel Loop, Spruce Grove

MLS® #E4447271

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,237 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

This stunning WALK-OUT home is located in an amenity-rich community, within walking distance of Spruce Grove's new Civic center and quick access to Highway 16. It offers a spacious layout with views overlooking a serene pond- NO neighbors behind you! Featuring a double front attached garage and a 12' x 10' deck. The open concept kitchen, complete with quartz counters, ample cabinetry and overlooks a cozy great room with a sleek 50" linear fireplace. Additional highlights include luxurious primary bedroom with dual vanities and a smart home system for added convenience. Enjoy stylish finishes throughout, including luxury vinyl plank flooring and advanced stain-resistant carpet.

Built in 2025

### Essential Information

MLS® #	E4447271
Price	\$598,395
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,237
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 Gambel Loop
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0C9

### Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home, 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	Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
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Days on Market 49

Zoning Zone 91

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Listing information last updated on August 29th, 2025 at 1:32pm MDT