

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	9
Zoning	Zone 91

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Listing information last updated on July 31st, 2025 at 11:32am MDT