

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 30
Zoning Zone 91



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