

Courtesy Of David Lofthaug Of Bode

## \$482,895 - 35 Gambel Loop, Spruce Grove

MLS® #E4448230

**\$482,895**

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      | \$482,895 |
| 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 69

Zoning Zone 91

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Listing information last updated on September 24th, 2025 at 5:17pm MDT