Courtesy Of Jeff D Jackson Of Bode

$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

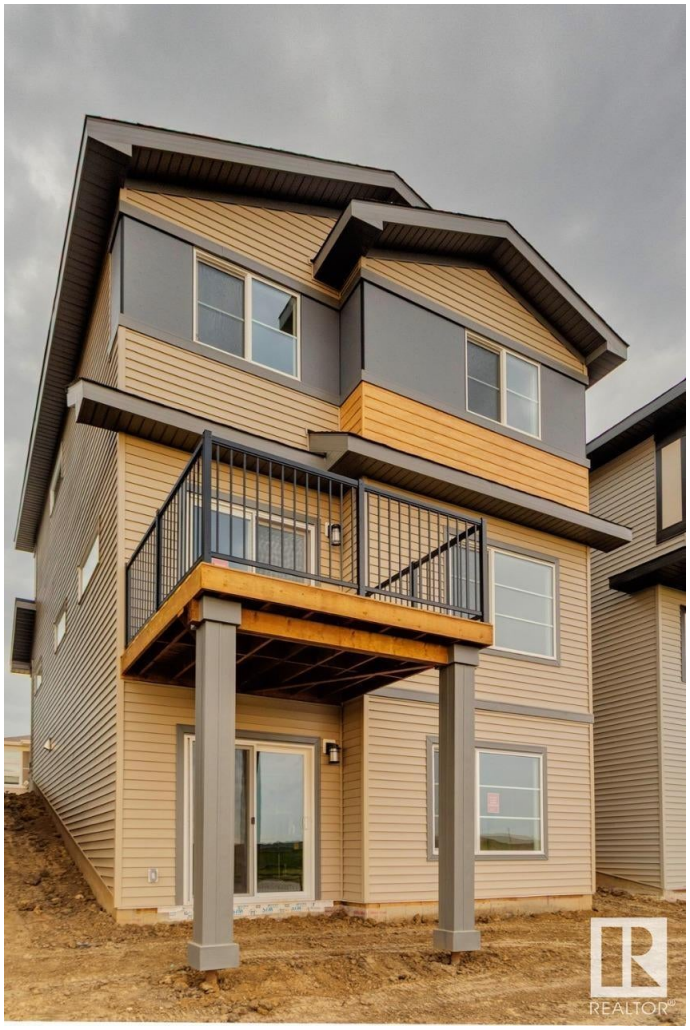
Exterior

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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Listing information last updated on June 17th, 2025 at 1:32am MDT