

Courtesy Of Jeff D Jackson Of Bode

## **\$649,900 - 46 Gambel Loop, Spruce Grove**

---

MLS® #E4427319

### **\$649,900**

4 Bedroom, 2.50 Bathroom, 2,376 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 a main floor flex room that can be used as a fourth bedroom if needed, 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. Photos are representative.



Built in 2025

### **Essential Information**

MLS® #	E4427319
Price	\$649,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,376

Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	46 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	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 25th, 2025

Days on Market 19

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 13th, 2025 at 1:02pm MDT