

Courtesy Of David Lofthaug Of Bode

## \$477,645 - 39 Gambel Loop, Spruce Grove

MLS® #E4438753

**\$477,645**

4 Bedroom, 2.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stunning home in an amenity-rich community, just steps from Spruce Grove's new Civic Centre and a quick access to Hwy 16. thoughtfully designed with an open-concept main floor, 9' ceilings and a stylish kitchen featuring quartz countertops, a large island and walk-in pantry. Enjoy a spacious great room with a 50" electric fireplace, a versatile front flex room and upgraded finishes like luxury vinyl plank flooring and metal spindle railing. Upstairs offers a private primary bedroom with dual sinks and walk-in shower, plus two more bedrooms, a central bonus room, laundry and full bath. The basement includes 9' ceilings, side entrance, 2 windows and bathroom rough-in. Complete with appliances and smart home features, this home combines comfort, convenience and style. Garage development currently being included by Bedrock Homes. Photos are representative.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438753  |
| Price      | \$477,645 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,776                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 39 Gambel Loop |
| Area        | Spruce Grove   |
| Subdivision | Greenbury      |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0C9        |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Ceiling 9 ft., Front Porch, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                  |
| Parking        | Parking Pad Cement/Paved                           |

### 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 | Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Slab                       |

**Additional Information**

Date Listed                May 27th, 2025  
Days on Market        86  
Zoning                    Zone 91

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Listing information last updated on August 21st, 2025 at 3:02am MDT