

Courtesy Of David Lofthaug Of Bode

# \$598,395 - 36 Gambel Loop, Spruce Grove

MLS® #E4447271

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,237 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 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.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447271  |
| Price          | \$598,395 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,237     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 36 Gambel Loop |
| Area        | Spruce Grove   |
| Subdivision | Greenbury      |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0C9        |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, 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 | Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
|-------------|-----------------|

Days on Market 42

Zoning Zone 91

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Listing information last updated on August 22nd, 2025 at 8:02am MDT