

Courtesy Of David Lofthaug Of Bode

\$598,395 - 46 Gambel Loop, Spruce Grove

MLS® #E4448226

\$598,395

4 Bedroom, 2.50 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

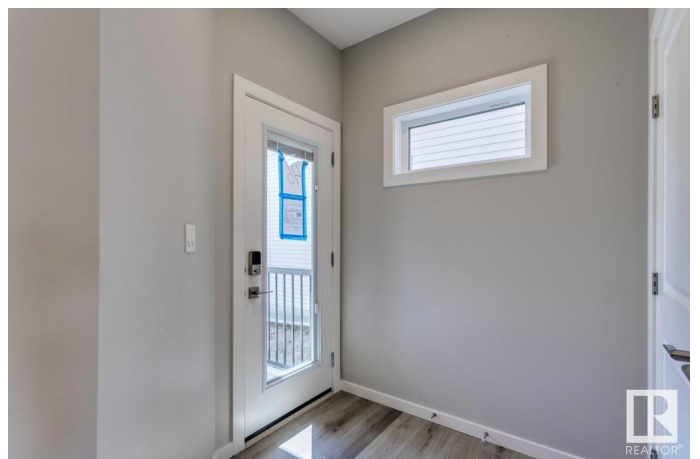
Greenbury, Spruce Grove, AB

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.

Built in 2025

Essential Information

MLS® #	E4448226
Price	\$598,395
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	July 17th, 2025
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Days on Market 12
Zoning Zone 91



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Listing information last updated on July 29th, 2025 at 9:17pm MDT