

# \$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 25

Zoning Zone 91

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Listing information last updated on April 19th, 2025 at 8:47pm MDT