

## \$489,000 - 21 Gambel Loop, Spruce Grove

MLS® #E4453410

**\$489,000**

4 Bedroom, 3.00 Bathroom, 1,703 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to this stunning 2-storey corner-lot home in Spruce Grove's sought-after Greenbury community, just steps from the new Civic Centre and with quick access to Hwy 16. Designed for modern living, the open-concept main floor features 9' ceilings, a bedroom and full bathroom perfect for guests or a home office. Bright kitchen with quartz countertops, a large island, walk-in pantry, and a spacious great room with a 50" electric fireplace. Upstairs, the private primary suite offers dual sinks and a walk-in shower, complemented by two additional bedrooms, a central bonus room, laundry, and a full bath. The basement boasts 9' ceilings, a side entrance, two windows, and a bathroom rough-in for future development. This move-in ready home includes luxury vinyl plank flooring, a fully finished 20x20 garage, central A/C, completed landscaping, and a fully fenced yard. Quality finishes throughout, it blends style, comfort, and turn-key convenience.

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453410  |
| Price     | \$489,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,703                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 21 Gambel Loop |
| Area        | Spruce Grove   |
| Subdivision | Greenbury      |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 0B8        |

### Amenities

|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Dog Run-Fenced In, Hot Water Electric, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                                                                                    |
| Parking        | Double Garage Detached                                                                                                                                               |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Insert, Remote Control                                                                                                                           |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|          |                          |
|----------|--------------------------|
| Exterior | Wood, Composition, Vinyl |
|----------|--------------------------|

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, No Through Road |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Composition, Vinyl                                   |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 91           |

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Listing information last updated on September 10th, 2025 at 4:47am MDT