

## \$645,000 - 34 Gambel Loop, Spruce Grove

MLS® #E4450947

**\$645,000**

3 Bedroom, 2.50 Bathroom, 2,274 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to the Career Achieve 24 by award winning Cantiro Homes! Imagine coming home to the perfect family haven after a busy day! Designed for modern families who balance hard work with rewarding moments. Picture yourselves relaxing in the spacious primary suite, complete with an expansive dressing room & a luxurious ensuite – perfect for melting away the day's stresses. This home makes family life a breeze with a kitchen featuring 2 eating bars for quick breakfasts/snacks, & a main floor workstation that's ideal for the kids or work-from-home needs. Backing onto a pond on with WALK-OUT basement with 9ft foundation & wall of windows, offering serene views of nature. Easy access to major transportation routes, making commutes simple, & a short drive to all your favourite shopping/family amenities in Spruce Grove! This home is built with energy efficiency in mind & boasts a charming West Coast Elevation, elegant spindle rail, a cozy fireplace.\*Photos are for representation only. Colours/finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4450947

Price \$645,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,274
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	34 Gambel Loop
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B9

### Amenities

Amenities	Walkout Basement, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 91

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT