

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

MLS® #E4450947

**\$645,000**

3 Bedroom, 2.50 Bathroom, 2,363 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 | 2,363                  |
| 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 | 7                |
| Zoning         | Zone 91          |

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