

Courtesy Of John Rota Of Sweetly

\$625,000 - 3 Hull Wynd, Spruce Grove

MLS® #E4412237

\$625,000

4 Bedroom, 2.50 Bathroom, 2,288 sqft
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Discover this brand-new two-story home, perfectly situated in a warm, family-friendly neighborhood. Blending style with functionality, the main floor offers an inviting open-concept layout complete with a sleek chef’s kitchen, spacious dining area, and a sun-drenched living room ideal for entertaining. A versatile den/office and a convenient 2-piece bath add extra flexibility to the space. Upstairs, three large bedrooms await, plus a primary suite with a luxurious 5-piece ensuite. A second 4-piece bathroom and an expansive, open bonus room add a connected, airy feel to the upper floor. A triple attached garage rounds out this exceptional home, providing ample space for parking and storage. Perfect for families or anyone seeking modern comfort in a serene community. *Photos are the artist rendering for representation only*



FRONT ELEVATION

MAIN FLOOR PLAN 1026 SQ. FT.
GARAGE 644 SQ. FT.



UPPER FLOOR PLAN 1262 SQ. FT.

Built in 2024

Essential Information

MLS® #	E4412237
Price	\$625,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	2,288
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3 Hull Wynd
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X4

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2024
Days on Market	169

Zoning

Zone 91

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