

## \$649,000 - 45 Hull Wynd, Spruce Grove

MLS® #E4440024

### \$649,000

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to Hilldowns in Spruce Grove with triple car garage, 4 bedrooms, and 3 full baths. Spanning 2,358 sqft, this home offers a thoughtful layout & high-end custom finishes throughout. The main floor boasts an open-to-below living room anchored by an electric fireplace, a kitchen with spacious walk-in pantry, a dining area, a main floor bedroom or potential den/office & full bathroom. A generous mudroom off the triple attached garage adds everyday convenience. Upstairs, you'll find 3 spacious bedrooms, each with its own walk-in closet. The primary suite is a true retreat with a massive walk-in closet and a luxurious 5-piece ensuite featuring a freestanding tub, double vanity, and glass shower. A bonus room with and second-floor laundry + 4 piece bathroom complete the upper level. The unfinished basement features a separate side entrance, offering excellent potential for a future suite and rental income. Enjoy outdoor living on the included deck, perfect for summer entertaining.

Built in 2025

### Essential Information

MLS® # E4440024

Price \$649,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,357
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	45 Hull Wynd
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	30
Zoning	Zone 91



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