Courtesy Of Josh M Cudmore Of Initia Real Estate

$549,000 - 9 Hull Wynd, Spruce Grove

MLS® #E4454419

$549,000
3 Bedroom, 2.50 Bathroom, 2,005 sqft
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to the family friendly neighborhood of Hilldowns! This beautiful 2-story modern farmhouse by Kingston Homes is conveniently located near schools, parks, shopping, and offers quick access to the Yellowhead. The main floor is thoughtfully laid out with a powder room and bedroom/office tucked neatly off the front entrance. Continuing through to the main floor you will find a bright open-concept kitchen, dining room and living room complete with a stunning feature wall fireplace. A walkthrough pantry leads to the back entrance which boasts custom shelving and hooks to keep everyone organized. Upstairs you will find the master retreat, 5-piece ensuite with large tiled shower, his and hers sinks, and a sizeable walk-in closet. The upper floor is also home to two additional bedrooms, a 4-piece bathroom and laundry room with built-in storage. To complete the upstairs, a generous sized bonus room separates the master from the other bedrooms. Basement with side entrance is ready for your finishing touch.

Built in 2022

Essential Information

MLS® #	E4454419
Price	$549,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9 Hull Wynd
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P7

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	24
Zoning	Zone 91

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