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

MLS® #E4433878

#### \$625,000

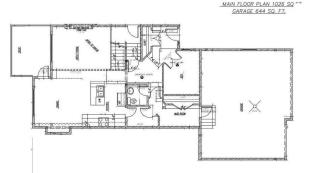
4 Bedroom, 2.50 Bathroom, 2,288 sqft Single Family on 0.00 Acres

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





UPPER FLOOR PLAN 1262 SQ FT

Built in 2025

#### **Essential Information**

MLS® # E4433878

Price \$625,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2
Half Baths 1

Square Footage 2,288
Acres 0.00
Year Built 2025

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, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 58

## Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 11:47pm MDT