

## \$535,000 - 62 Hilldowns Drive, Spruce Grove

MLS® #E4437802

**\$535,000**

3 Bedroom, 3.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Centrally located; this IMMACULATE 2 Storey 3bed|3.5bath home w/WALKOUT basement & DBL 23x21 garage is fully finished. High quality home, built by Rococo Homes featuring a bright open concept main living space w/spacious kitchen complete w/granite, SS appliances, corner pantry & lrg island; spacious dining area & living room w/stone faced corner gas FP. Upper level complete w/all 3 generous sized bedrooms, a full bath, & laundry closet for added convenience. Master suite includes walk-in closet & 4pce ensuite. Walkout basement features spacious family room w/large flr/ceiling windows & has another 4pce bath. Backing onto green space/walking trail the backyard is fully fenced includes an upper deck off kitchen, lower patio & comes with kids play structure & sandbox. Enjoy easy access to Spruce Groves impressive trail system just steps from the front door. Located close to schools, parks, shopping, golf course and so much more. Commuters can quickly access Yellowhead HWY & the Edmonton Park & Ride service.

Built in 2015

### Essential Information

MLS® # E4437802

Price \$535,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,520                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 62 Hilldowns Drive |
| Area        | Spruce Grove       |
| Subdivision | Hilldowns          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0J1            |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Walkout Basement                  |
| Parking   | Double Garage Attached, Insulated |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Remote Control   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stone, Vinyl    |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Millgrove School     |
| Middle     | Greystone Centennial |
| High       | SG Composite         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 91        |

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Listing information last updated on June 28th, 2025 at 4:32am MDT