

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 | 182 |

Zoning

Zone 91

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Listing information last updated on April 30th, 2025 at 10:17pm MDT