

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

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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 Organized, No Smoking Home, 9 |
| Parking   | Triple Garage Attached                              |

**Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Dishwasher-Built-In, Dryer, R |
| 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 | 13             |
| Zoning         | Zone 91        |

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Listing information last updated on June 16th, 2025 at 2:32pm MDT