

# \$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 | 170                |

## Zoning

## Zone 91

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Listing information last updated on April 19th, 2025 at 6:47am MDT