

Courtesy Of John Rota Of Sweetly

# \$610,000 - 17 Hillwood Terrace, Spruce Grove

MLS® #E4412239

**\$610,000**

3 Bedroom, 2.50 Bathroom, 2,193 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Step into this beautifully crafted, brand-new two-story home, perfectly positioned on a quiet cul-de-sac in a vibrant, family-oriented neighborhood. Offering a spacious main floor with a sleek, modern kitchen, a bright and inviting dining area, and a cozy living room bathed in natural light—ideal for everyday relaxation or entertaining. You’ll also find a dedicated den or office space and a convenient 2-piece bathroom on this level. The upper floor continues to impress with three sizable bedrooms, including a primary suite complete with a spa-like 5-piece ensuite. An additional 4-piece bathroom and an expansive, open bonus room offer extra space for relaxation or play. Plus, the triple attached garage provides ample room for vehicles and storage. This home is perfect for families or anyone looking for a peaceful retreat with contemporary amenities in a friendly community—don't miss your chance to make it yours! \*Photos are the artist rendering for representation only\*

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4412239  |
| Price    | \$610,000 |
| Bedrooms | 3         |



FRONT ELEVATION



MAIN FLOOR PLAN 1081 SQ.FT.  
GARAGE 607 SQ.FT.



UPPER FLOOR PLAN 1112 SQ.FT.

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,193                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Hillwood Terrace |
| 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 | Cul-De-Sac, 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      172

Zoning                Zone 91

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