

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

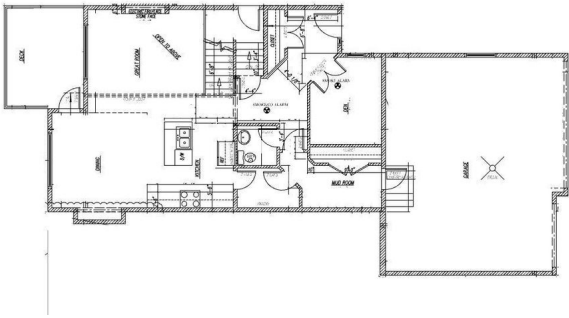
Hilldowns, Spruce Grove, AB

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	169

## Zoning

## Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:47pm MDT