

## \$679,900 - 45 Hull Wynd, Spruce Grove

MLS® #E4412978

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,358 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Coming soon a Stunning, brand NEW 3 bed/3 bath custom built home AVAILABLE FOR SPRING POSSESSION in the beautiful neighborhood of Hilldowns. This home is full of UPGRADES!! On the main floor you will find an open concept layout with a den, mudroom as well as a FULL bath. Kitchen boasts all upgraded stainless steel appliances. Upstairs you will be greeted by a spacious and open BONUS ROOM with OPEN TO BELOW area. Primary Bedroom with a beautiful ensuite and modern finishes, two additional good sized bedrooms each with their own walk in closet and another full bathroom and a convenient laundry room with high end appliances. This home also has a large unfinished basement with a separate entrance waiting for your touches as well as an attached TRIPLE CAR GARAGE. Located close to many walking trails, parks, schools, shopping, bus stops and so much more!

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4412978  |
| Price      | \$679,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,358                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| 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 | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Triple Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Flat Site, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed November 6th, 2024

Days on Market 206

Zoning Zone 91

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Listing information last updated on May 31st, 2025 at 5:32pm MDT