

## \$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

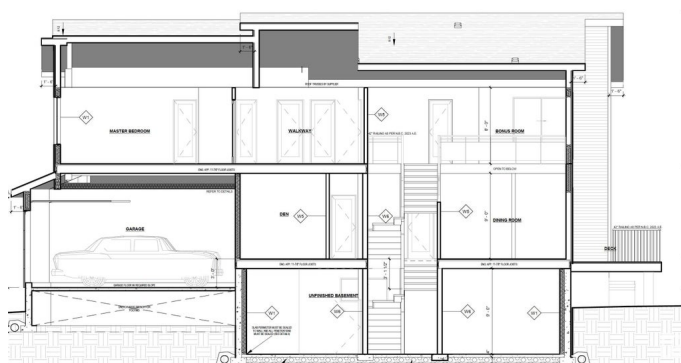
Hilldowns, Spruce Grove, AB

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 161

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 16th, 2025 at 12:02pm MDT