

\$649,000 - 45 Hull Wynd, Spruce Grove

MLS® #E4440024

\$649,000

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to Hilldowns in Spruce Grove with triple car garage, 4 bedrooms, and 3 full baths. Spanning 2,358 sqft, this home offers a thoughtful layout & high-end custom finishes throughout. The main floor boasts an open-to-below living room anchored by an electric fireplace, a kitchen with spacious walk-in pantry, a dining area, a main floor bedroom or potential den/office & full bathroom. A generous mudroom off the triple attached garage adds everyday convenience. Upstairs, you'll find 3 spacious bedrooms, each with its own walk-in closet. The primary suite is a true retreat with a massive walk-in closet and a luxurious 5-piece ensuite featuring a freestanding tub, double vanity, and glass shower. A bonus room with and second-floor laundry + 4 piece bathroom complete the upper level. The unfinished basement features a separate side entrance, offering excellent potential for a future suite and rental income. Enjoy outdoor living on the included deck, perfect for summer entertaining.

Built in 2025

Essential Information

MLS® # E4440024

Price \$649,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,357
Acres	0.00
Year Built	2025
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	Ceiling 9 ft., Closet Organized, No Smoking Home, 9
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, R
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby



Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 3rd, 2025
Days on Market	14
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 June 17th, 2025 at 1:17pm MDT