

Courtesy Of Sandy Kahlon and Ajay Kahlon Of RE/MAX Excellence

\$539,900 - 17 Hull Wynd, Spruce Grove

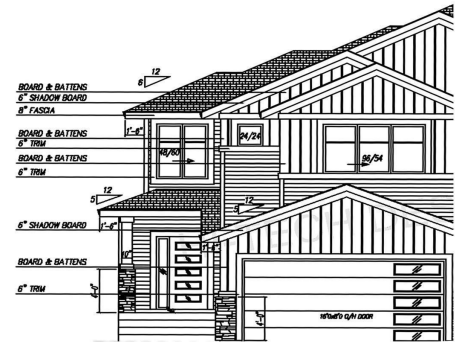
MLS® #E4419006

\$539,900

4 Bedroom, 3.00 Bathroom, 1,966 sqft
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Discover this luxurious duplex by SunnyView Homes in the sought-after Hilldowns community of Spruce Grove. Offering nearly 1,900 sq. ft. of elegant living space, each unit features an attached double garage and a side entrance for future basement suite development. The main floor boasts a bedroom and full bathroom, along with an open-to-above living area for a grand and airy feel. The fully upgraded kitchen is equipped with stainless steel appliances, quartz countertops, and a convenient pantry. Upstairs, enjoy a spacious bonus room perfect for family gatherings, two well-sized secondary bedrooms, a shared bathroom, and a laundry room for added convenience. The primary suite is a standout, featuring large windows, a walk-in closet, and a spa-like 5-piece ensuite. With premium finishes and thoughtful design throughout, this duplex is a perfect blend of elegance and functionality. Must see! *Pictures are from another home built by same builder for reference purpose only*



Built in 2024

Essential Information

MLS® #	E4419006
Price	\$539,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,966
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17 Hull Wynd
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X5

Amenities

Amenities	Ceiling 9 ft., Front Porch
Parking	Double Garage Attached, Front Drive Access

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 January 23rd, 2025
Days on Market 82
Zoning Zone 91



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Listing information last updated on April 15th, 2025 at 1:32am MDT