

Courtesy Of Sandy Kahlon Of RE/MAX Excellence

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

MLS® #E4434766

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,893 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 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® # E4434766

Price \$539,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,893
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.
Parking	Double 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	May 6th, 2025
Days on Market	40
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 15th, 2025 at 10:32am MDT