

## **\$574,000 - 106 Hilldowns Drive, Spruce Grove**

MLS® #E4428969

**\$574,000**

4 Bedroom, 2.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this well cared for 4 bedroom 2 story home in Hilldowns with central A/C! The large foyer and convenient 2 pc bath leads to the open concept main floor. Massive kitchen/dining area with dark wood cabinets, 2 toned island, walk-in pantry, stainless steel appliances and quartz countertops. The main floor also features a spacious living room with gas fireplace and the mudroom off the garage. Upstairs includes a second bright and spacious family room, 2 Bedrooms, 4 Piece bathroom along with a huge primary bedroom, 4 Piece en-suite with soaker tub, stand up shower and his a hers walk-in closets. A nice sized laundry room completes this 2nd level. Downstairs has a den/flex room, spacious bedroom and family room. Other features include an over sized double car garage and wood deck with gas hookup for BBQ over looking the large backyard. All of the pilings are in place for a hottub off of the deck. Walking distance to schools, shopping, & The Links Golf Course, this 2-story is sure to impress! Act Fast!

Built in 2013

### **Essential Information**

MLS® # E4428969

Price \$574,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,217
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	106 Hilldowns Drive
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	29
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 May 2nd, 2025 at 7:17am MDT