

## **\$729,900 - 33 Hilton Cove, Spruce Grove**

MLS® #E4432194

**\$729,900**

3 Bedroom, 2.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Your search is over! Come view this immaculate, one owner, hard to find, 55+ Bungalow Duplex. Located in a quiet cul-de-sac backing onto Atim Creek Naturalized area. The sun filled main floor is open concept with luxury laminate floors, high ceilings, gas fireplace, gorgeous high end kitchen with granite counters, tons of cabinets, and a massive island. The main floor is rounded out with a den/office, two piece bath, laundry room and the spacious principal bedroom with 4pc ensuite and large walk-in closet. Basement is fully finished with large windows providing natural light in the large family/games room. There are also two more large bedrooms, and another 4pc bath. Your guests will appreciate the space and comfort! The double 25' x 19' attached garage is drywalled and heated! You will enjoy your evenings or morning coffee in the enclosed deck just off the kitchen. HOA fee includes Lawn Maintenance and Snow Removal so enjoy low maintenance living in your beautiful new home!

Built in 2019

### **Essential Information**

MLS® #	E4432194
Price	\$729,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	33 Hilton Cove
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1Y4

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Patio, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated, Over Sized, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Schools, Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	Zone 91
HOA Fees	140
HOA Fees Freq.	Monthly

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