

Courtesy Of Sandy Kahlon Of RE/MAX Excellence

\$524,800 - 17 Hull Wynd, Spruce Grove

MLS® #E4452984

\$524,800

3 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Built by Sunnyview Homes, huge 2000 sqft. half duplex with a double attached garage! The main floor features a bedroom/den with a closet and a full bath. The open to below living room boasts an electric fireplace with feature wall. The upgraded kitchen impresses with a central island, quartz countertops, 2-toned ceiling-height cabinetry with built in organizers, water line to the refrigerator, a gas line to the stove and a corner walk-in pantry and a good sized dining area. Going upstairs you'll find glass railing with maple handrail and step lighting, a bonus room, WI laundry room with sink. The primary bedroom features a WIC, coffered ceiling, accent wall, a luxurious 5-pc ensuite including a 6-jet Jacuzzi tub w/ a feature wall. This level has 2 additional good sized bedrooms sharing a 4 piece bathroom. Situated on a generous lot, this home offers a SEPARATE SIDE entrance to the bsmt. The garage is equipped with a gas line and floor drain. The size and upgrades are a rare find for a duplex! Must see.



Built in 2025

Essential Information

MLS® #	E4452984
Price	\$524,800
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00
Year Built	2025
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	On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Deck, Parking-Extra, Parking-Visitor, Patio, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed August 14th, 2025
Days on Market 4
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 August 18th, 2025 at 9:02am MDT