

\$550,000 - 47 Hilldowns Drive, Spruce Grove

MLS® #E4463890

\$550,000

3 Bedroom, 2.50 Bathroom, 1,856 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Designed for modern living, this sun filled 2-Storey home sits on a large corner lot & features a heated/oversized DBL attached garage, complete w/sub panel & 220V power w/plenty of parking. Open main flr has spacious kitchen w/real wood cabinetry, S/S appliances, corner walk-in pantry, island w/eating bar & SUNRISE corner windows in dining area; open living rm w/gas FP, main flr laundry rm & 2pce guest bath. Home has hardwood throughout—no carpet. Upstairs is complete w/three well sized bedrms, full bath & a vaulted bonus rm ideal for movie nights/play area, w/a 5-piece ensuite in the primary suite. Framed and wired basement ready for 4th bedrm & family rm; & plumbed for washer. Add'l features: UV air filtration sys, HE furnace & A/C, Navien on-demand HW, 60-amp hot tub rough-in. SMART HOME features: WiFi/app-controlled thermostat, garage door, & lighting. Outside, enjoy a large fenced backyard w/deck - a great space for kids/pets & summer entertaining.

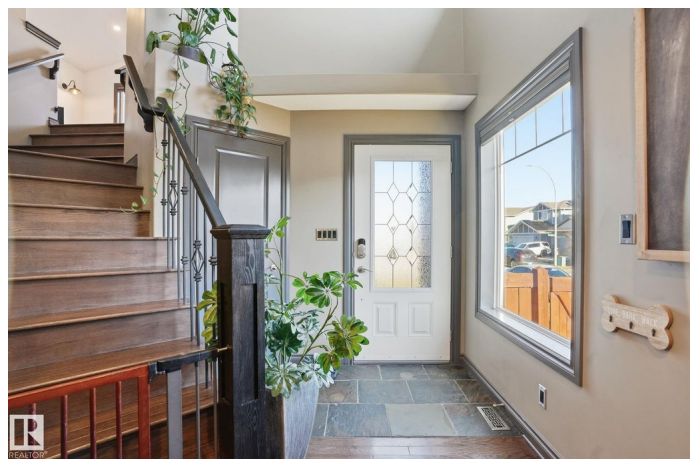
Built in 2011

Essential Information

MLS® # E4463890

Price \$550,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	47 Hilldowns Drive
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J1

Amenities

Amenities	Air Conditioner, Deck, Parking-Extra, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Millgroves School
Middle	Greystone Centennial
High	SG Composite High

Additional Information

Date Listed	October 29th, 2025
Days on Market	7
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 November 4th, 2025 at 9:17pm MST