

## \$509,900 - 17 Hull Wynd, Spruce Grove

MLS® #E4464402

**\$509,900**

4 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

RARE FIND! This half duplex with dbl attached garage offers the space and feel of a detached single-family home. Built by Sunnyview Homes- Only two of its kind in the area. The main floor features a bedroom and a full bath. The open to below living room boasts an electric fireplace with feature wall. The upgraded kitchen 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 WI 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. 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. Appliances included!



Built in 2025

### Essential Information

MLS® # E4464402

Price \$509,900

Bedrooms 4

|                |               |
|----------------|---------------|
| 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 | Ceiling 9 ft., Parking-Visitor |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                                |
| Fireplaces        | Wall Mount                                                                                                                         |
| 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    | October 31st, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 91            |

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Listing information last updated on November 7th, 2025 at 5:17pm MST