

Courtesy Of Christopher R Mazurak Of 2% Realty Pro

## **\$584,900 - 106 Hilldowns Drive, Spruce Grove**

MLS® #E4428969

**\$584,900**

4 Bedroom, 2.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

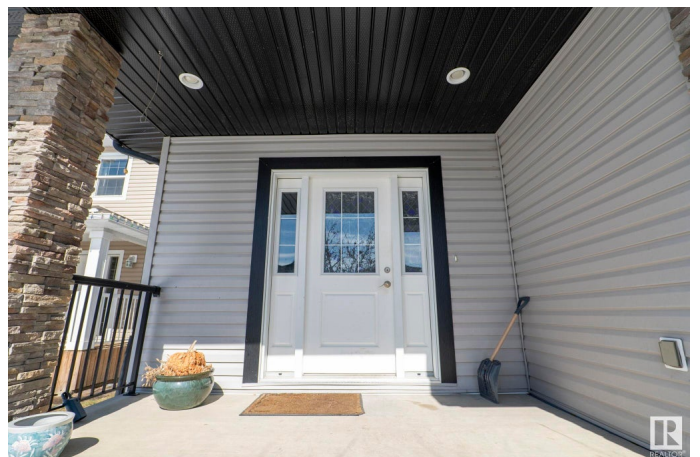
Welcome to this well cared for 4 bedroo2 story home in Hilldowns with central A/C! The large foyer and convenient 2 pc bath leads to the open concept main floor. Massive kitchen/dining area with dark wood cabinets, 2 toned island, walk-in pantry, stainless steel appliances and quartz countertops. The 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 \$584,900



|                |                        |
|----------------|------------------------|
| 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 | 10              |
| Zoning         | Zone 91         |

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Listing information last updated on April 13th, 2025 at 6:32am MDT