

# \$749,900 - 9 Holdin Court, Spruce Grove

MLS® #E4436413

## \$749,900

4 Bedroom, 2.50 Bathroom, 2,328 sqft  
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to your gorgeous home in the heart of Spruce Grove! This amazing 2-storey home with RV car garage sitting on HUGE lot is minutes away from schools, parks, amenities, and Yellow-head Trail. Open concept floor plan w/plenty of natural light. Gorgeous property with stunning modern farmhouse curb appeal. As you walk into the spacious foyer, you will find the flex room neatly tucked on the side. Unleash your culinary skills in the gorgeous kitchen complete with 1 ½ quartz countertops, waterproof LVP flooring, and a walk-through pantry. The main floor is complete with a mudroom, ½ bath and a cozy family room with an electric fireplace. In the evenings, withdraw to the spacious master suite with a luxurious bathroom showcasing a tile floor, a walk-in closet, a free-standing soaker tub and a tiled frameless shower. Three additional bedrooms, full bathroom, and a bonus room upstairs.

Built in 2025

## Essential Information

MLS® #	E4436413
Price	\$749,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,328
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Holdin Court
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y4

### **Amenities**

Amenities	See Remarks
Parking	RV Parking, Triple Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 14th, 2025
-------------	----------------

Days on Market 33

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 June 15th, 2025 at 9:47pm MDT