

## \$615,000 - 9 Hilborn Cove, Spruce Grove

MLS® #E4448223

**\$615,000**

4 Bedroom, 3.50 Bathroom, 2,499 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Tucked at the end of a quiet cul-de-sac, this spacious - over 3000 sqft of finished space - two-storey offers room to live, grow, and gather. The oversized driveway and heated drive-through triple garage make daily life a little easier, whether you're parking extra vehicles, tinkering on a project, or setting up for backyard entertaining. Inside, the home offers an open and welcoming layout with a large kitchen at the heart of it all, complete with walk-through pantry, island with raised bar, and stainless appliances. There's a front flex room for a home office or playroom, and a cozy living room with a gas fireplace. Upstairs features 3 generous bedrooms including a large primary with ensuite, a full 4 pc bath, and a bonus room with French doors and closet, perfect as a media room or optional 4th bedroom. Downstairs, the finished basement adds even more space - equipped with a wet bar. Step outside to enjoy the deck and a fully fenced, pie-shaped yard, ideal for kids, pets, or backyard BBQs.

Built in 2009

### Essential Information

MLS® #	E4448223
Price	\$615,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,499
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Hilborn Cove
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Sprinkler Sys-Underground, Wet Bar
Parking	Heated, Insulated, Over Sized, RV Parking, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Cul-De-Sac, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	13
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 July 29th, 2025 at 9:31pm MDT