

## \$740,000 - 41 Hull Wynd, Spruce Grove

MLS® #E4454487

**\$740,000**

4 Bedroom, 3.00 Bathroom, 2,591 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully designed home in Hilldowns, Spruce Grove, featuring a triple-car garage, 4 bedrooms, and 3 full bathrooms, spanning 2,591 sq ft. The main floor offers an open-to-below living room with an electric fireplace, a modern kitchen with a walk-in pantry, a dining area, a main floor den/bedroom, and a full washroom. A spacious mudroom off the garage adds everyday convenience. Upstairs, you'll find 4 large bedrooms. The luxurious Master Bedroom includes a massive walk-in closet and a 5-piece ensuite with a freestanding tub, double vanity, and glass shower. A bonus room, laundry, and another full bathroom complete the upper level. The unfinished basement with a separate side entrance offers great potential for a future suite or rental.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454487  |
| Price          | \$740,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,591     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 41 Hull Wynd |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0X5      |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete, Stone, Vinyl                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Concrete, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 91           |

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Listing information last updated on September 16th, 2025 at 10:17pm MDT