

## **\$535,000 - 62 Hilldowns Drive, Spruce Grove**

MLS® #E4437802

**\$535,000**

3 Bedroom, 3.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Centrally located; this IMMACULATE 2 Storey 3bed|3.5bath home w/WALKOUT basement & DBL 23x21 garage is fully finished. High quality home, built by Rococo Homes featuring a bright open concept main living space w/spacious kitchen complete w/granite, SS appliances, corner pantry & lrg island; spacious dining area & living room w/stone faced corner gas FP. Upper level complete w/all 3 generous sized bedrooms, a full bath, & laundry closet for added convenience. Master suite includes walk-in closet & 4pce ensuite. Walkout basement features spacious family room w/large flr/ceiling windows & has another 4pce bath. Backing onto green space/walking trail the backyard is fully fenced includes an upper deck off kitchen, lower patio & comes with kids play structure & sandbox. Enjoy easy access to Spruce Groves impressive trail system just steps from the front door. Located close to schools, parks, shopping, golf course and so much more. Commuters can quickly access Yellowhead HWY & the Edmonton Park & Ride service.

Built in 2015

### **Essential Information**

MLS® # E4437802

Price \$535,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	62 Hilldowns Drive
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J1

### Amenities

Amenities	Walkout Basement
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Millgrove School
Middle	Greystone Centennial
High	SG Composite

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	Zone 91

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Listing information last updated on June 16th, 2025 at 3:32pm MDT