

## \$748,800 - 21 Trill Point, Spruce Grove

MLS® #E4446798

**\$748,800**

4 Bedroom, 3.00 Bathroom, 2,530 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

This backing TO GREEN SPACE & POND, open to above, WALK OUT home features 4 bedrooms, 3 baths, SPICE KITCHEN, a bonus room & study nook. The main floor boasts luxury vinyl plank flooring, a versatile bedroom/den, a Full Washroom, a spacious family room and cozy fireplace. The modern kitchen and a SPICE KITCHEN are designed for both cooking and entertaining, complete with high-end cabinetry, quartz countertops, a large island, stainless steel appliances, and a pantry. A bright dining area with ample natural light is perfect for gatherings, while a convenient full bath completes this level. Upstairs, the primary suite offers a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bath, study table, a bonus room, and a laundry room provide plenty of space for the whole family. The unfinished WALK OUT basement comes with a separate entrance, offering endless possibilities for customization. Add. Features: Deck, Wireless Bluetooth Speakers, Gas Hookup for BBQ

Built in 2025

### Essential Information

MLS® # E4446798

Price \$748,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,530                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 21 Trill Point |
| Area        | Spruce Grove   |
| Subdivision | Tonewood       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0Z4        |

### Amenities

|               |                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached                                                                            |
| Is Waterfront | Yes                                                                                               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                58

Zoning                            Zone 91

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