

## \$780,000 - 671 King Street, Spruce Grove

MLS® #E4449466

**\$780,000**

3 Bedroom, 2.50 Bathroom, 2,402 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

BRAND NEW! Craftsman Style Home by Local Builder LCM Construction located in the Hilldowns neighborhood, Spruce Grove! This corner lot 2 story home is over looking the neighbourhood Park ( future gate access to park), home offers exceptional curb appeal w/grey vinyl exterior, black window & door trim, black triple garage doors, with complimentary stone on the front. Main Floor boasts a modern floorplan w/9ft ceilings, luxury vinyl plank flooring, flex/office room, mudroom w/built in bench, 20ft open to below living room w/ feature wall/fireplace, large kitchen w/4ft wide quartz island, walkthrough pantry, SS appliances & modern black fixtures & hardware. Upstairs offers an open bonus room, carpet flooring, laundry room w/quartz countertop, 2 large bedrooms & a spacious primary bedroom w/5 piece ensuite, modern soaker tub, tiled shower, enclosed toilet & walk-in closet. Enjoy entertaining in the spacious backyard w/a covered deck feature over looking the neighbourhood park. October 17th Full Launch Date.

Built in 2025

### Essential Information

MLS® # E4449466

Price \$780,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,402                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 671 King Street |
| Area        | Spruce Grove    |
| Subdivision | Hilldowns       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 4P7         |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke |
| Parking   | Triple Garage Attached                                            |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                             |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 79              |
| 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 October 11th, 2025 at 7:47am MDT