

## \$479,900 - 17 Hilldowns Drive, Spruce Grove

MLS® #E4450962

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

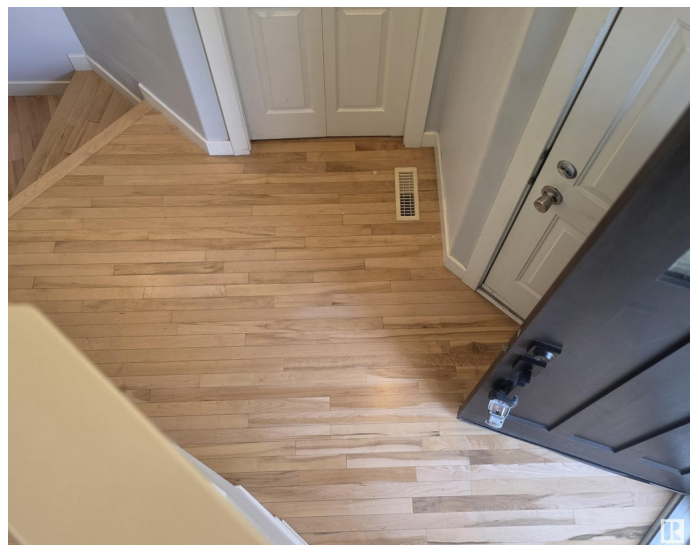
Nestled in the desirable Hilldowns area, this home offers bright, airy ambiance, centered around a truly functional kitchen. Here, vaulted ceilings soar above a functional island and featuring a gas stove and sleek black two-door fridge. Organization is effortless with not one, but two pantries, while the charming coffee nook, complete with inviting under-cabinet lighting, offers the perfect spot to start your day. The adjacent dining area seamlessly extends your living space outdoors, leading directly to a large, two-tier composite deck—ideal for entertaining or simply enjoying the privacy of your fully fenced backyard. Throughout the home, an abundance of windows floods every room with natural light, complementing the diverse yet cohesive flooring of hardwood, vinyl plank, and durable lino. Comfort continues downstairs in the lower family room, a cozy retreat warmed by a natural gas fireplace. Finally, a double attached garage puts the finishing touch on this remarkable property, ready to be made yours!

Built in 2004

### Essential Information

MLS® # E4450962

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,308                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 17 Hilldowns Drive |
| Area        | Spruce Grove       |
| Subdivision | Hilldowns          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4P7            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Finished                                              |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### Additional Information

Date Listed July 31st, 2025

Days on Market 6

Zoning Zone 91

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Listing information last updated on August 6th, 2025 at 8:17pm MDT