

## \$640,000 - 99 Hilldowns Dr, Spruce Grove

MLS® #E4408686

### \$640,000

4 Bedroom, 2.50 Bathroom, 2,545 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Nestled in the serene and picturesque setting of 99 Hilldowns Drive in Spruce Grove, Alberta, this stunning two-story home offers the perfect blend of comfort and elegance. With four spacious bedrooms and two and a half well-appointed bathrooms, this residence provides ample space for family living. The home backs onto a tranquil pond, offering peaceful views and a natural backdrop that enhances the beauty of the property. Large windows invite natural light to flood the interior, while the open floor plan creates an inviting atmosphere. Whether you're enjoying a cozy evening indoors or relaxing on the outdoor deck overlooking the water, this home offers a seamless connection to nature, providing a serene retreat in the heart of Spruce Grove.

Built in 2014

### Essential Information

MLS® #	E4408686
Price	\$640,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,545
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	99 Hilldowns Dr
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J1

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 2nd, 2024
Days on Market	187
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 April 7th, 2025 at 2:17pm MDT