

Courtesy Of John Rota Of Sweetly

# \$610,000 - 17 Hillwood Terrace, Spruce Grove

MLS® #E4412239

**\$610,000**

3 Bedroom, 2.50 Bathroom, 2,193 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Step into this beautifully crafted, brand-new two-story home, perfectly positioned on a quiet cul-de-sac in a vibrant, family-oriented neighborhood. Offering a spacious main floor with a sleek, modern kitchen, a bright and inviting dining area, and a cozy living room bathed in natural light—ideal for everyday relaxation or entertaining. You’ll also find a dedicated den or office space and a convenient 2-piece bathroom on this level. The upper floor continues to impress with three sizable bedrooms, including a primary suite complete with a spa-like 5-piece ensuite. An additional 4-piece bathroom and an expansive, open bonus room offer extra space for relaxation or play. Plus, the triple attached garage provides ample room for vehicles and storage. This home is perfect for families or anyone looking for a peaceful retreat with contemporary amenities in a friendly community—don't miss your chance to make it yours! \*Photos are the artist rendering for representation only\*

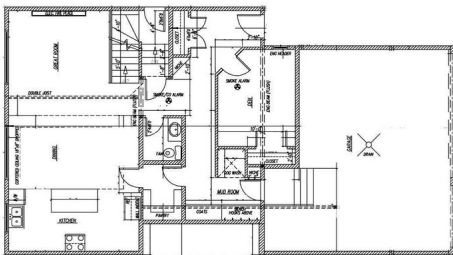
Built in 2024

## Essential Information

MLS® #	E4412239
Price	\$610,000
Bedrooms	3



FRONT ELEVATION



MAIN FLOOR PLAN 1081 SQ.FT.  
GARAGE 607 SQ.FT.



UPPER FLOOR PLAN 1112 SQ.FT.

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,193
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Hillwood Terrace
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X4

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed           October 31st, 2024

Days on Market     169

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 18th, 2025 at 6:02pm MDT