

## \$549,000 - 9 Hull Wynd, Spruce Grove

MLS® #E4454419

**\$549,000**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to the family friendly neighborhood of Hilldowns! This beautiful 2-story modern farmhouse by Kingston Homes is conveniently located near schools, parks, shopping, and offers quick access to the Yellowhead. The main floor is thoughtfully laid out with a powder room and bedroom/office tucked neatly off the front entrance. Continuing through to the main floor you will find a bright open-concept kitchen, dining room and living room complete with a stunning feature wall fireplace. A walkthrough pantry leads to the back entrance which boasts custom shelving and hooks to keep everyone organized. Upstairs you will find the master retreat, 5-piece ensuite with large tiled shower, his and hers sinks, and a sizeable walk-in closet. The upper floor is also home to two additional bedrooms, a 4-piece bathroom and laundry room with built-in storage. To complete the upstairs, a generous sized bonus room separates the master from the other bedrooms. Basement with side entrance is ready for your finishing touch.

Built in 2022

### Essential Information

MLS® # E4454419

Price \$549,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,005                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 9 Hull Wynd  |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4P7      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Tile Surround                                                                                       |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 91           |

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Listing information last updated on September 19th, 2025 at 7:17am MDT