

\$485,000 - 30 Hilldowns Drive, Spruce Grove

MLS® #E4463168

\$485,000

4 Bedroom, 3.50 Bathroom, 1,823 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Family comfort and modern convenience meet in Hilldowns, Spruce Grove. Visit the REALTOR®'s website for more details. This beautifully maintained 2-storey home offers space for everyone, with 3 bedrooms upstairs, a large bonus room, and a fully finished basement that expands your living possibilities. The main floor features a bright open-concept layout with a welcoming living area, functional kitchen, and the convenience of main floor laundry. Upstairs, the bonus room is perfect for family movie nights or a cozy reading nook. The basement adds even more flexibility with room for a home gym, office, or play area. Step outside to enjoy the large backyard, ideal for entertaining, gardening, or letting kids and pets play. Located in a quiet, family-friendly neighbourhood close to schools, parks, shopping, and all major routes nearby, this move-in-ready home offers the perfect blend of comfort, function, and location.

Built in 2010

Essential Information

MLS® #	E4463168
Price	\$485,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,823
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	30 Hilldowns Drive
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J2

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Millgrove School
Middle	Greystone Centennial
High	Spruce Grove Composite

Additional Information

Date Listed	October 23rd, 2025
Days on Market	23
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 November 15th, 2025 at 9:02am MST