

## \$638,999 - 23 Trill Point, Spruce Grove

MLS® #E4447028

**\$638,999**

4 Bedroom, 3.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

A fully custom and upgraded home with overlooking a pond in the community of TONEWOOD sounds like a dream! This home boasts over 2200 sq/ft with 4 bedrooms, 3 full baths, bonus room & 9ft ceilings on all three levels. Main floor offers vinyl plank flooring, bedroom/den, family room with 18ft ceiling, fireplace. Fully Upgraded Kitchen with modern high cabinetry, quartz countertops, island . Spacious dinning area with ample sunlight is perfect for get togethers. The 3 piece bath finishes the main level. Walk up stairs to master bedroom with 5 piece ensuite/spacious walk in closet, 2 bedrooms, 4 piece bath, laundry and bonus room. Unfinished walkout basement has a rough in bathroom that is waiting for creative ideas. Public transit to Edmonton, & more than 40 km of trails your dream home home awaits. includes WIRELESS SPEAKERS/ TRIPLE PANE WINDOWS/DECK WITH GAS BBQ HOOKUP/ROUGH GRADING

Built in 2025

### Essential Information

MLS® # E4447028

Price \$638,999

Bedrooms 4

Bathrooms 3.00



Full Baths	3
Square Footage	2,207
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 Trill Point
Area	Spruce Grove
Subdivision	Tonewood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4E2

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
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	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	8
Zoning	Zone 91

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