

\$479,900 - 17 Hilldowns Drive, Spruce Grove

MLS® #E4450962

\$479,900

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

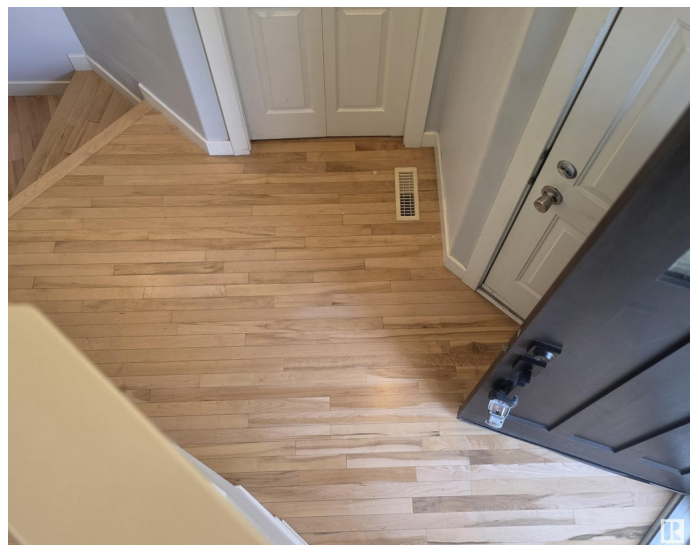
Nestled in the desirable Hilldowns area, this home offers bright, airy ambiance, centered around a truly functional kitchen. Here, vaulted ceilings soar above a functional island and featuring a gas stove and sleek black two-door fridge. Organization is effortless with not one, but two pantries, while the charming coffee nook, complete with inviting under-cabinet lighting, offers the perfect spot to start your day. The adjacent dining area seamlessly extends your living space outdoors, leading directly to a large, two-tier composite deck—ideal for entertaining or simply enjoying the privacy of your fully fenced backyard. Throughout the home, an abundance of windows floods every room with natural light, complementing the diverse yet cohesive flooring of hardwood, vinyl plank, and durable lino. Comfort continues downstairs in the lower family room, a cozy retreat warmed by a natural gas fireplace. Finally, a double attached garage puts the finishing touch on this remarkable property, ready to be made yours!

Built in 2004

Essential Information

MLS® # E4450962

Price \$479,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	17 Hilldowns Drive
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P7

Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 31st, 2025

Days on Market 3

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 August 3rd, 2025 at 12:02pm MDT