

\$509,900 - 17 Hull Wynd, Spruce Grove

MLS® #E4464402

\$509,900

4 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

RARE FIND! This half duplex with dbl attached garage offers the space and feel of a detached single-family home. Built by Sunnyview Homes- Only two of its kind in the area. The main floor features a bedroom and a full bath. The open to below living room boasts an electric fireplace with feature wall. The upgraded kitchen with a central island, quartz countertops, 2-toned ceiling-height cabinetry with built in organizers, water line to the refrigerator, a gas line to the stove and a corner WI pantry and a good sized dining area. Going upstairs you'll find glass railing with maple handrail and step lighting, a bonus room, WI laundry room with sink. The primary bedroom features a WIC, coffered ceiling, accent wall, a luxurious 5-pc ensuite including a 6-jet Jacuzzi tub. This level has 2 additional good sized bedrooms sharing a 4 piece bathroom. Situated on a generous lot, this home offers a **SEPARATE SIDE** entrance to the bsmt. The garage is equipped with a gas line and floor drain. Appliances included!



Built in 2025

Essential Information

MLS® # E4464402

Price \$509,900

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17 Hull Wynd
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X5

Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	16
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 8:47pm MST