

## \$419,900 - 40 Hammett Gate, Spruce Grove

MLS® #E4433576

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,511 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this EXQUISITE 2-Storey 2022 BUILT half-duplex with NO CONDO FEES in the desirable community of Spruce Grove. Boasting over 1500+ SQ.FT. of luxurious living space. The main floor features gorgeous Kitchen with an OVERSIZED ISLAND with QUARTZ COUNTERTOP, STAINLESS STEEL APPLIANCES, large LIVING ROOM with ELECTRIC FIREPLACE perfect for chilly nights. Upstairs, you'll find 3 GENEROUSLY SIZED bedrooms including Primary Bedroom with 4-pc ENSUITE & WALK-IN-CLOSET, another 4-pc bath and a laundry room. BRAND NEW DECK. The high-end finishings throughout the home exude elegance and sophistication. From the sleek flooring to the modern fixtures, no detail has been overlooked. The functional layout ensures seamless flow between the living areas, creating an inviting atmosphere for gatherings and everyday living.

Built in 2022

### Essential Information

MLS® #	E4433576
Price	\$419,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,511
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	40 Hammett Gate
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0V2

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, 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	Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Zoning	Zone 91

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