

## \$559,999 - 9 Hull Wynd, Spruce Grove

MLS® #E4449266

**\$559,999**

4 Bedroom, 2.50 Bathroom, 2,019 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Step inside this almost 2000sqft home in Hilldowns ! The main floor features a versatile main floor bedroom, mudroom, and a walk-through pantry. The bright and spacious open-concept layout seamlessly connects the kitchen, dining area, and living room, centred around a gorgeous feature wall with a cozy fireplace. Upstairs, unwind in the luxurious primary suite with a spa-inspired 5-piece ensuite, featuring a large tiled shower, dual sinks, and a walk-in closet, two additional bedrooms, a bonus room, a full 4-piece bathroom, and an upstairs laundry room. The basement, with its own side entrance, is ready for your personal touch and future development. Conveniently located near schools, shopping centers and only 15 minutes away from Edmonton! Fully landscaped, all appliances included, immediate possession available. Don't miss out on the opportunity to make this home yours.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449266  |
| Price     | \$559,999 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,019                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 9 Hull Wynd  |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4P7      |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 23rd, 2025

Days on Market                10

Zoning                              Zone 91

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Listing information last updated on August 2nd, 2025 at 9:17am MDT