

Courtesy Of John Rota Of Exp Realty

# \$610,000 - 17 Hillwood Terrace, Spruce Grove

MLS® #E4433882

**\$610,000**

3 Bedroom, 2.50 Bathroom, 2,193 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Step into this beautifully crafted, brand-new two-story home, perfectly positioned on a quiet cul-de-sac in a vibrant, family-oriented neighborhood. Offering a spacious main floor with a sleek, modern kitchen, a bright and inviting dining area, and a cozy living room bathed in natural light—ideal for everyday relaxation or entertaining. You’ll also find a dedicated den or office space and a convenient 2-piece bathroom on this level. The upper floor continues to impress with three sizable bedrooms, including a primary suite complete with a spa-like 5-piece ensuite. An additional 4-piece bathroom and an expansive, open bonus room offer extra space for relaxation or play. Plus, the triple attached garage provides ample room for vehicles and storage. This home is perfect for families or anyone looking for a peaceful retreat with contemporary amenities in a friendly community—don't miss your chance to make it yours! \*Photos are the artist rendering for representation only\*

Built in 2025

## Essential Information

MLS® # E4433882

Price \$610,000

Bedrooms 3

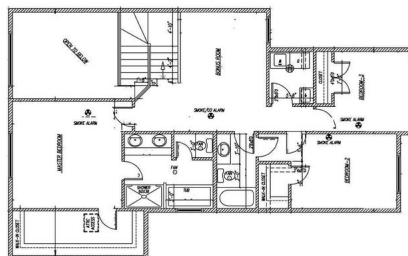


FRONT ELEVATION

MAIN FLOOR PLAN 1081 SQ.FT.  
GARAGE 607 SQ.FT.



UPPER FLOOR PLAN 1112 SQ.FT.



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,193                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Hillwood Terrace |
| Area        | Spruce Grove        |
| Subdivision | Hilldowns           |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0X4             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Slab  |

### Additional Information

Date Listed May 1st, 2025

Days on Market 5

Zoning Zone 91

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Listing information last updated on May 6th, 2025 at 2:47pm MDT