

## \$550,000 - 47 Hilddowns Drive, Spruce Grove

MLS® #E4463890

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,856 sqft

Single Family on 0.00 Acres

Hilddowns, Spruce Grove, AB

Designed for modern living, this sun filled 2-Storey home sits on a large corner lot & features a heated/oversized DBL attached garage, complete w/sub panel & 220V power w/plenty of parking. Open main flr has spacious kitchen w/real wood cabinetry, S/S appliances, corner walk-in pantry, island w/eating bar & SUNRISE corner windows in dining area; open living rm w/gas FP, main flr laundry rm & 2pce guest bath. Home has hardwood throughout—no carpet. Upstairs is complete w/three well sized bedrms, full bath & a vaulted bonus rm ideal for movie nights/play area, w/a 5-piece ensuite in the primary suite. Framed and wired basement ready for 4th bedrm & family rm; & plumbed for washer. Add'l features: UV air filtration sys, HE furnace & A/C, Navien on-demand HW, 60-amp hot tub rough-in. SMART HOME features: WiFi/app-controlled thermostat, garage door, & lighting. Outside, enjoy a large fenced backyard w/deck - a great space for kids/pets & summer entertaining.

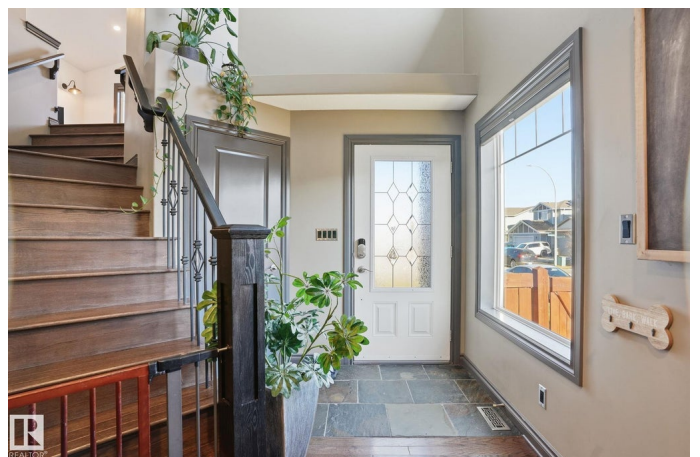
Built in 2011

### Essential Information

MLS® # E4463890

Price \$550,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,856                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47 Hilldowns Drive |
| Area        | Spruce Grove       |
| Subdivision | Hilldowns          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0J1            |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Extra, Vaulted Ceiling |
| Parking   | Double Garage Attached, Heated, Over Sized            |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Corner                                                                                                                      |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Millgroves School    |
| Middle     | Greystone Centennial |
| High       | SG Composite High    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 91            |

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Listing information last updated on November 8th, 2025 at 3:02am MST