



## Spruce Grove Alberta

\$394,900

Welcome to this beautifully maintained half-duplex in the highly sought-after community of Hilldowns. Lovingly cared for by its original owners, this 3 bedroom, 2.5 bathroom home shows true pride of ownership throughout. The bright and functional main floor features granite countertops, stainless steel appliances and a convenient walk-through pantry connecting the kitchen through the mudroom to the oversized single attached garage, making everyday living effortless. Upstairs you'll find three spacious bedrooms, including a comfortable primary retreat, with large walk-in closet and 4-piece ensuite, along with the convenience of a full laundry room on the upper level. The open, unfinished basement awaits your personal touch. Enjoy added privacy with a large backyard backing onto a quiet street with no rear neighbours. Located close to schools, parks and amenities, with quick access to Highway 16 for an easy commute to Edmonton, this home offers the perfect combination of comfort, convenience, and location. (id:6769)

Living room 9'9" x 12'5"

Dining room 9'4" x 11'7"

Kitchen 8'10" x 11'

Primary Bedroom 14' x 13'5"

Bedroom 2 9'3" x 11'9"

Bedroom 3 9'5" x 11'4"

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.katicrawfordhomes.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.