

## **\$679,900 - 22 Harley Way, Spruce Grove**

MLS® #E4428264

**\$679,900**

4 Bedroom, 3.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

This stunning Sun Rufo built home is backing GREENSPACE & walking trails in Hilldowns, close to many amenities, including new Civic Centre with hockey arenas, walking distance to a number of schools & quick access to main commutes. This home is just under 3000sqft of living space with 4 bedrooms-all on the upper level & fully finished WALKOUT basement, perfect for entertaining, with massive rec room with wet bar, 3 pc bathroom, storage room & large patio doors to concrete patio! Oversized 26x22 heated double garage (with drains) can fit a truck. Oversized windows let in plenty of natural light, open concept with 9ft ceilings, large kitchen with massive island, quartz countertops, open to the living room & dining with patio doors that open to the maintenance free deck overlooking greenspace. Upper level has laundry room, generous sized primary bedroom with 5pce ensuite including separate shower & jacuzzi tub with TV. Many upgrades added to this home including A/C & built in speaker system with 6 zones.

Built in 2017

### **Essential Information**

MLS® # E4428264

Price \$679,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,044
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22 Harley Way
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Brookwood
Middle	Woodhaven
High	Spruce Grove Comp

### Additional Information

Date Listed	March 31st, 2025
Days on Market	87
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 11:02pm MDT