

## \$459,000 - 16 Hammett Gate, Spruce Grove

MLS® #E4430962

### \$459,000

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Introducing a beautifully crafted, brand new SIDE BY SIDE DUPLEX in the sought-after Hilldowns community of SPRUCE GROVE. Spanning nearly 1,630 sq. ft., this home offers an ATTACHED DOUBLE GARAGE and a SEPARATE SIDE ENTRANCE- TWO WINDOWS IN THE BASEMENT perfect for a future legal basement suite. The main floor features a bright open-concept layout with premium finishes and a versatile den. Upstairs, enjoy a spacious bonus room, THREE generously sized BEDROOMS, TWO FULL BATHROOMS, and a convenient laundry room. Thoughtfully designed for both style and function, this home is ideal for families or investors. Ready for JUNE POSSESSION—your opportunity to live and invest in comfort!



Built in 2025

### Essential Information

MLS® #	E4430962
Price	\$459,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.00

Year Built 2025  
Type Single Family  
Sub-Type Half Duplex  
Style 2 Storey  
Status Active

### Community Information

Address 16 Hammett Gate  
Area Spruce Grove  
Subdivision Hilldowns  
City Spruce Grove  
County ALBERTA  
Province AB  
Postal Code T7X 0V2

### Amenities

Amenities Ceiling 9 ft.  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Garage Control, Garage Ope  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Park/Reserve, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 15th, 2025  
Days on Market 62  
Zoning Zone 91



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