

Courtesy Of Sandy Kahlon and Ajay Kahlon Of RE/MAX Excellence

# \$539,900 - 19 Hull Wynd, Spruce Grove

MLS® #E4434769

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,882 sqft  
Single Family on 0.00 Acres

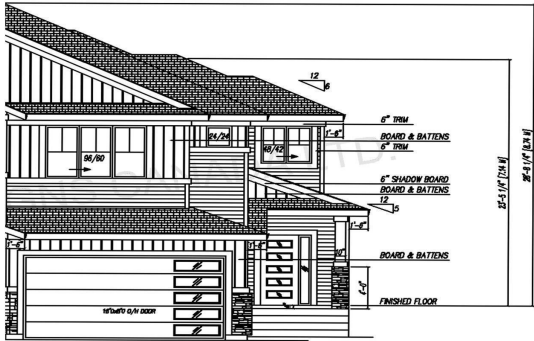
Hilldowns, Spruce Grove, AB

Discover this luxurious duplex by SunnyView Homes in the sought-after Hilldowns community of Spruce Grove. Offering nearly 1,900 sq. ft. of elegant living space, each unit features an attached double garage and a side entrance for future basement suite development. The main floor boasts a bedroom and full bathroom, along with an open-to-above living area for a grand and airy feel. The fully upgraded kitchen is equipped with quartz countertops and a convenient pantry. Upstairs, enjoy a spacious bonus room perfect for family gatherings, two well-sized secondary bedrooms, a shared bathroom, and a laundry room for added convenience. The primary suite is a standout, featuring large windows, a walk-in closet, and a spa-like 5-piece ensuite. With premium finishes and thoughtful design throughout, this duplex is a perfect blend of elegance and functionality. \*Pictures are from another home built by same builder for reference purpose only\*

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434769  |
| Price     | \$539,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,882         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 19 Hull Wynd |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0X5      |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Front Porch                 |
| Parking   | Double Garage Attached, Front Drive Access |

### Interior

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

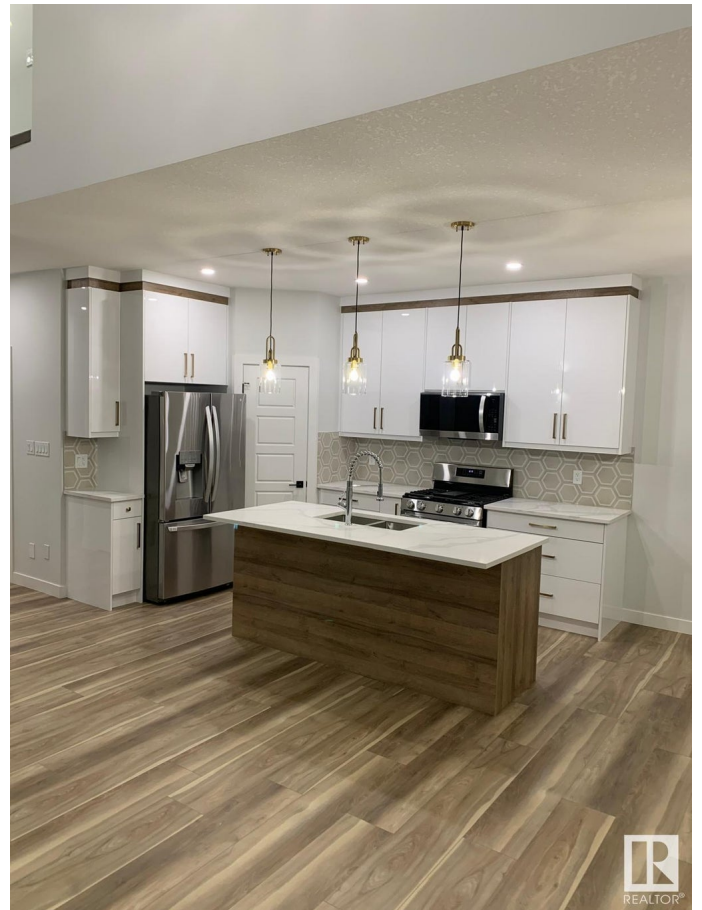
### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 6th, 2025 |
|-------------|---------------|

Days on Market 7  
Zoning Zone 91



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Listing information last updated on May 13th, 2025 at 9:32am MDT