

## \$500,000 - 30 Hilldowns Drive, Spruce Grove

MLS® #E4463168

**\$500,000**

4 Bedroom, 3.50 Bathroom, 1,823 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Family comfort and modern convenience meet in Hilldowns, Spruce Grove. Visit the REALTOR®'s website for more details. This beautifully maintained 2-storey home offers space for everyone, with 3 bedrooms upstairs, a large bonus room, and a fully finished basement that expands your living possibilities. The main floor features a bright open-concept layout with a welcoming living area, functional kitchen, and the convenience of main floor laundry. Upstairs, the bonus room is perfect for family movie nights or a cozy reading nook. The basement adds even more flexibility with room for a home gym, office, or play area. Step outside to enjoy the large backyard, ideal for entertaining, gardening, or letting kids and pets play. Located in a quiet, family-friendly neighbourhood close to schools, parks, shopping, and all major routes nearby, this move-in-ready home offers the perfect blend of comfort, function, and location.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463168  |
| Price      | \$500,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,823                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 Hilldowns Drive |
| Area        | Spruce Grove       |
| Subdivision | Hilldowns          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0J2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Corner                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby |

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Millgrove School       |
| Middle     | Greystone Centennial   |
| High       | Spruce Grove Composite |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 91            |

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Listing information last updated on October 25th, 2025 at 2:17am MDT