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

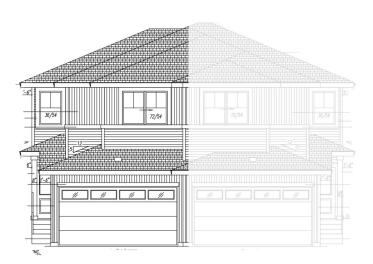
MLS® #E4430962

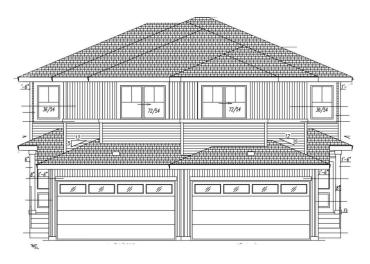
#### \$459,000

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 POSSESSIONâ€"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          |
|------------|---------------|
| Туре       | 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

| ensuite bathroom  |
|---|
| Garage Control, Garage Opener, Builder Appliance Credit |
| Forced Air-1, Natural Gas                               |
| 2   |
| Yes   |
| 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 | 12               |
| Zoning         | Zone 91          |

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Listing information last updated on April 27th, 2025 at 2:32pm MDT