# \$749,900 - 9 Holdin Court, Spruce Grove

MLS® #E4419366

# \$749,900

4 Bedroom, 2.50 Bathroom, 2,328 sqft Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to your gorgeous home in the heart of Spruce Grove! This amazing 2-storey home with RV car garage sitting on HUGE lot is minutes away from schools, parks, amenities, and Yellow-head Trail. Open concept floor plan w/plenty of natural light. Gorgeous property with stunning modern farmhouse curb appeal. As you walk into the spacious foyer, you will find the flex room neatly tucked on the side. Unleash your culinary skills in the gorgeous kitchen complete with 1 ¼ quartz countertops, waterproof LVP flooring, and a walk-through pantry. The main floor is complete with a mudroom, Â1/2 bath and a cozy family room with an electric fireplace. In the evenings, withdraw to the spacious master suite with a luxurious bathroom showcasing a tile floor, a walk-in closet, a free-standing soaker tub and a tiled frameless shower. Three additional bedrooms, full bathroom, and a bonus room upstairs.

Built in 2025

## **Essential Information**

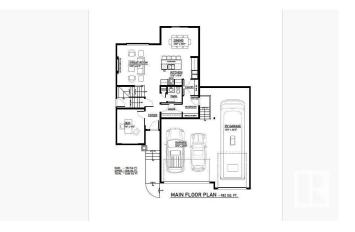
MLS® # E4419366 Price \$749,900

Bedrooms 4

Bathrooms 2.50

Full Baths 2







Half Baths 1

Square Footage 2,328 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9 Holdin Court
Area Spruce Grove

Subdivision Hilldowns

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0Y4

# **Amenities**

Amenities Closet Organizers, R.V. Storage

Parking RV Parking, Triple Garage Attached

## Interior

Interior Features ensuite bathroom Appliances Garage Control

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 27th, 2025

Days on Market 67

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 April 4th, 2025 at 8:32pm MDT