

## \$424,900 - 75 Hilton Cove, Spruce Grove

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MLS® #E4420966

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Explore all Harvest Ridge has to offer from schools, community sports, recreation and wellness facilities, shopping and an abundance of natural amenities all close by! With over 1450 square feet of open concept living space, the Soho-D is built with your growing family in mind. This duplex home features SEPARATE ENTRANCE, 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!



Built in 2024

### Essential Information

MLS® #	E4420966
Price	\$424,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.00

Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	75 Hilton Cove
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1Y4

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 10th, 2025
Days on Market	79
Zoning	Zone 91

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