

# \$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 POSSESSION—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
Type	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**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	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	4
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 19th, 2025 at 6:47am MDT