

## \$624,900 - 17 Holdin Crest, Spruce Grove

MLS® #E4437659

**\$624,900**

4 Bedroom, 3.00 Bathroom, 2,258 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

BRAND NEW, HIGHLY CUSTOMIZED, NEVER OCCUPIED, BUILT ON 32 POCKET ON 6500 SQFT LOT !! 9 FOOT CEILING THROUGHOUT THE HOUSE. 4 BED, 3 FULL BATHROOMS, SPICE KITCHEN AND MUCH MORE. Double Garage Detached Home in Spruce Grove. Main floor living area with open to above, feature wall & fireplace. Kitchen with ample of cabinets, beautiful backsplash & centre island, and Pantry for extra storage. Dining Area combined with living. Main floor BEDROOM or could be used as an office with Main floor full bathroom. Stairs Leading you to Upper level with huge Bonus area . Primary bedroom with 5 pc luxury ensuite & Walk In Closet. 2 additional bedrooms on upper floor with common bathroom. laundry on 2nd floor for convenience. Unfinished basement with SEPARTE SIDE ENTRANCE waiting for your personal touches.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437659  |
| Price          | \$624,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,258     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17 Holdin Crest |
| Area        | Spruce Grove    |
| Subdivision | Hilldowns       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0Y4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Stone, Vinyl                 |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stone, Vinyl                 |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 2              |

## Zoning

## Zone 91

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Listing information last updated on May 23rd, 2025 at 6:17am MDT