

## **\$729,900 - 33 Hilton Cove, Spruce Grove**

MLS® #E4432194

**\$729,900**

3 Bedroom, 2.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Your search is over! Come view this immaculate, one owner, hard to find, 55+ Bungalow Duplex. Located in a quiet cul-de-sac backing onto Atim Creek Naturalized area. The sun filled main floor is open concept with luxury laminate floors, high ceilings, gas fireplace, gorgeous high end kitchen with granite counters, tons of cabinets, and a massive island. The main floor is rounded out with a den/office, two piece bath, laundry room and the spacious principal bedroom with 4pc ensuite and large walk-in closet. Basement is fully finished with large windows providing natural light in the large family/games room. There are also two more large bedrooms, and another 4pc bath. Your guests will appreciate the space and comfort! The double 25' x 19' attached garage is drywalled and heated! You will enjoy your evenings or morning coffee in the enclosed deck just off the kitchen. HOA fee includes Lawn Maintenance and Snow Removal so enjoy low maintenance living in your beautiful new home!

Built in 2019

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4432194  |
| Price  | \$729,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 33 Hilton Cove |
| Area        | Spruce Grove   |
| Subdivision | Harvest Ridge  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 1Y4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Smoking Home, Patio, Natural Gas BBQ Hookup           |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized, Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 91          |
| HOA Fees       | 140              |
| HOA Fees Freq. | Monthly          |

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Listing information last updated on May 1st, 2025 at 4:32pm MDT