

## \$419,900 - 40 Hammett Gate, Spruce Grove

MLS® #E4433576

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,511 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this EXQUISITE 2-Storey 2022 BUILT half-duplex with NO CONDO FEES in the desirable community of Spruce Grove. Boasting over 1500+ SQ.FT. of luxurious living space. The main floor features gorgeous Kitchen with an OVERSIZED ISLAND with QUARTZ COUNTERTOP, STAINLESS STEEL APPLIANCES, large LIVING ROOM with ELECTRIC FIREPLACE perfect for chilly nights. Upstairs, you'll find 3 GENEROUSLY SIZED bedrooms including Primary Bedroom with 4-pc ENSUITE & WALK-IN-CLOSET, another 4-pc bath and a laundry room. BRAND NEW DECK. The high-end finishings throughout the home exude elegance and sophistication. From the sleek flooring to the modern fixtures, no detail has been overlooked. The functional layout ensures seamless flow between the living areas, creating an inviting atmosphere for gatherings and everyday living.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433576  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,511         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 40 Hammett Gate |
| Area        | Spruce Grove    |
| Subdivision | Hilldowns       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0V2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 91       |

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Listing information last updated on May 5th, 2025 at 10:47pm MDT