

# \$509,999 - 123 Hilton Cove, Spruce Grove

MLS® #E4444970

**\$509,999**

3 Bedroom, 2.50 Bathroom, 1,727 sqft  
Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

BACKING ONTO A PARK in Harvest Ridge, Spruce Grove! This stunning 1,727 sqft half duplex combines modern luxury with thoughtful design. Step inside a spacious mudroom—ideal for handling messy winters—and seamlessly transition into a chef-inspired kitchen featuring a walk-through pantry, ceiling-high cabinets, and sleek quartz countertops. The main floor’s open concept continues with a stylish great room, complete with a striking feature wall and cozy electric fireplace, perfect for entertaining or unwinding. Upstairs, discover a versatile bonus room, a serene primary suite with a spa-like ensuite featuring dual sinks, and a unique walk-through closet. This home stands out with a full width deck, 9-foot ceilings on both the main and basement levels, a tankless water heater, a garage floor drain, and custom MDF shelving throughout. A blend of luxury and practicality!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444970  |
| Price      | \$509,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,727         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 123 Hilton Cove |
| Area        | Spruce Grove    |
| Subdivision | Harvest Ridge   |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0V9         |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Tankless, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                         |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                         |
| Fireplace         | Yes                                               |
| Fireplaces        | Mantel                                            |
| Stories           | 2                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Schools, See Remarks |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                June 28th, 2025  
Days on Market        54  
Zoning                    Zone 91

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