

# \$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 POSSESSIONâ€”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 Ope |
| 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 | 21               |
| Zoning         | Zone 91          |

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