

# \$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	62
Zoning	Zone 91

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