# \$414,900 - 91 Hilton Cove, Spruce Grove

MLS® #E4452448

#### \$414,900

3 Bedroom, 2.50 Bathroom, 1,472 sqft Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Explore all Harvest Ridge has to offer from schools, community sports, recreation and wellness facilities, shopping and an abundance of natural amenities all close by! With over 1450 square feet of open concept living space, the Soho-D is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES! \$5000 Brick Credit.



## **Essential Information**

MLS® # E4452448

Price \$414,900

Bedrooms 3

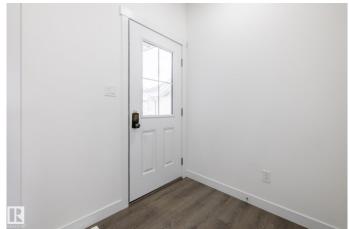
Bathrooms 2.50

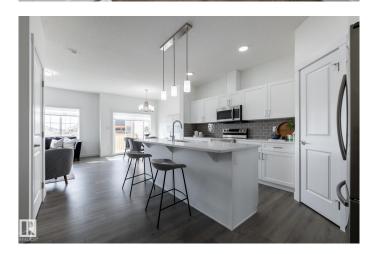
Full Baths 2

Half Baths 1

Square Footage 1,472







Acres 0.00 Year Built 2025

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 91 Hilton Cove
Area Spruce Grove
Subdivision Harvest Ridge
City Spruce Grove
County ALBERTA

Province AB

Postal Code T7X 1Y4

#### **Amenities**

Amenities See Remarks

Parking Over Sized, Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl
Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 11th, 2025

Days on Market 82

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 2:17pm MDT