

## \$399,000 - 4 Hamilton Court, Spruce Grove

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MLS® #E4439557

**\$399,000**

4 Bedroom, 3.50 Bathroom, 1,331 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Picture yourself walking through the front door of this exquisite 4-bedroom, 4-bathroom duplex, one of Spruce Grove's finest. As the original owners' pride and joy, this former Show Home wraps you in luxury from the moment you enter, where gleaming hardwood floors flow beneath your feet and a warm fireplace welcomes you home (or AC). Upstairs your spa-inspired primary suite features a 3pc ensuite and walk-in closet, while two additional bedrooms share a full bath all with the convenience of upstairs laundry. The professionally finished basement surprises with a generous fourth bedroom, full bathroom, and family room complete with a wall-mounted TV (included!). That's 1900+ft of living space! Modern comforts abound, including: Brand new furnace (2024) & hot water tank (2025) Central air conditioning for year-round comfort Premium surround sound system Heated single garage Step outside to your fully-serviced backyard oasis, with a Pergola, playhouse, sandbox & the shed has hot/cold water hookups. Must SEE!!



Built in 2011

### Essential Information

MLS® # E4439557

Price \$399,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,331
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4 Hamilton Court
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0K4

### Amenities

Amenities	Air Conditioner
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Block, Vinyl
Exterior Features	Playground Nearby
Roof	Asphalt Shingles
Construction	Block, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                17

Zoning                            Zone 91

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