

## **\$659,900 - 22 Harley Way, Spruce Grove**

MLS® #E4428264

**\$659,900**

4 Bedroom, 3.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

This stunning Sun Rufo built home is backing GREENSPACE & walking trails in Hilldowns, close to many amenities, including new Civic Centre with hockey arenas, walking distance to a number of schools & quick access to main commutes. This home is just under 3000sqft of living space with 4 bedrooms-all on the upper level & fully finished WALKOUT basement, perfect for entertaining, with massive rec room with wet bar, 3 pc bathroom, storage room & large patio doors to concrete patio! Oversized 26x22 heated double garage (with drains) can fit a truck. Oversized windows let in plenty of natural light, open concept with 9ft ceilings, large kitchen with massive island, quartz countertops, open to the living room & dining with patio doors that open to the maintenance free deck overlooking greenspace. Upper level has laundry room, generous sized primary bedroom with 5pce ensuite including separate shower & jacuzzi tub with TV. Many upgrades added to this home including A/C & built in speaker system with 6 zones.

Built in 2017

### **Essential Information**

MLS® # E4428264

Price \$659,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,044                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 22 Harley Way |
| Area        | Spruce Grove  |
| Subdivision | Hilldowns     |
| City        | Spruce Grove  |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7X 0X4       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached, Heated, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | No Back Lane, Park/Reserve, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Brookwood         |
| Middle     | Woodhaven         |
| High       | Spruce Grove Comp |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 91          |

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Listing information last updated on April 18th, 2025 at 12:02pm MDT