

## \$429,900 - 24 Hamilton Court, Spruce Grove

MLS® #E4441971

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,556 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Welcome to this beautifully maintained half duplex in a quiet cul-de-sac, set on a massive pie-shaped lot! With 3 bedrooms and 2.5 baths, this home offers the perfect blend of comfort, space, and style. Step into the bright and open main floor featuring soaring 17-ft ceilings in the living room, large windows, hardwood flooring, ceramic tile, and a corner gas fireplace. The kitchen showcases stainless steel appliances, and a functional layout ideal for everyday living and entertaining. Upstairs, youâ€™ll find convenient top-floor laundry, wrought iron railings, and a spacious primary suite with a 3-piece ensuite. The basement is 90% finished, offering additional versatile living space. Enjoy your huge, fully fenced yard complete with low-maintenance landscaping, deck, storage shed, childrenâ€™s play centre, and a fire pit areaâ€”perfect for entertaining outdoors. All of this just steps from walking trails, parks, schools, and all major amenities in Spruce Grove. This is a turn-key home in a fantastic location!

Built in 2010

### Essential Information

MLS® # E4441971

Price \$429,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,556         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 24 Hamilton Court |
| Area        | Spruce Grove      |
| Subdivision | Harvest Ridge     |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0K4           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 91         |

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Listing information last updated on June 17th, 2025 at 2:47am MDT