

## \$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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