

# \$749,900 - 9 Holdin Court, Spruce Grove

MLS® #E4436413

## \$749,900

4 Bedroom, 2.50 Bathroom, 2,328 sqft  
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to your gorgeous home in the heart of Spruce Grove! This amazing 2-storey home with RV car garage sitting on HUGE lot is minutes away from schools, parks, amenities, and Yellow-head Trail. Open concept floor plan w/plenty of natural light. Gorgeous property with stunning modern farmhouse curb appeal. As you walk into the spacious foyer, you will find the flex room neatly tucked on the side. Unleash your culinary skills in the gorgeous kitchen complete with 1 ½ quartz countertops, waterproof LVP flooring, and a walk-through pantry. The main floor is complete with a mudroom, ½ bath and a cozy family room with an electric fireplace. In the evenings, withdraw to the spacious master suite with a luxurious bathroom showcasing a tile floor, a walk-in closet, a free-standing soaker tub and a tiled frameless shower. Three additional bedrooms, full bathroom, and a bonus room upstairs.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436413  |
| Price      | \$749,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,328                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9 Holdin Court |
| Area        | Spruce Grove   |
| Subdivision | Hilldowns      |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0Y4        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | RV Parking, Triple Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Control            |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 14th, 2025 |
|-------------|----------------|

Days on Market 84

Zoning Zone 91

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Listing information last updated on August 5th, 2025 at 11:02pm MDT