

## \$748,800 - 21 Trill Point, Spruce Grove

MLS® #E4446798

**\$748,800**

4 Bedroom, 3.00 Bathroom, 2,530 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

This backing TO GREEN SPACE & POND, open to above, WALK OUT home features 4 bedrooms, 3 baths, SPICE KITCHEN, a bonus room & study nook. The main floor boasts luxury vinyl plank flooring, a versatile bedroom/den, a Full Washroom, a spacious family room and cozy fireplace. The modern kitchen and a SPICE KITCHEN are designed for both cooking and entertaining, complete with high-end cabinetry, quartz countertops, a large island, stainless steel appliances, and a pantry. A bright dining area with ample natural light is perfect for gatherings, while a convenient full bath completes this level. Upstairs, the primary suite offers a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bath, study table, a bonus room, and a laundry room provide plenty of space for the whole family. The unfinished WALK OUT basement comes with a separate entrance, offering endless possibilities for customization. Add. Features: Deck, Wireless Bluetooth Speakers, Gas Hookup for BBQ

Built in 2025

### Essential Information

MLS® # E4446798

Price \$748,800



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,530
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21 Trill Point
Area	Spruce Grove
Subdivision	Tonewood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z4

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                3

Zoning                            Zone 91

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