

## \$799,999 - 27 Trill Point, Spruce Grove

MLS® #E4450760

**\$799,999**

4 Bedroom, 3.00 Bathroom, 2,637 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Corner Lot | Triple Car Garage | 2 Private Patios | Bonus Room + Office Space A fully custom and upgraded home in the community of TONEWOOD sounds like a dream! This home boasts over 2600 sq/ft with 4 bedrooms, 3 full baths, bonus room & 9ft ceilings on all three levels. Main floor offers vinyl plank flooring, bedroom/den, family room with 18ft ceiling, fireplace. 2 BIG Kitchen with modern high cabinetry, quartz countertops, island . Spacious dinning area with ample sunlight is perfect for get togethers. The 3 piece bath finishes the main level. Walk up stairs to master bedroom with 5 piece ensuite/spacious walk in closet, 2 bedrooms, 4 piece bath, laundry and bonus room. Public transit to Edmonton, & more than 40 km of trails your dream home home awaits. includes WIRELESS SPEAKERS/ TRIPLE PANE WINDOWS/DECK WITH GAS BBQ HOOKUP

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450760  |
| Price          | \$799,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,637     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 27 Trill Point |
| Area        | Spruce Grove   |
| Subdivision | Tonewood       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 4E2        |

### Amenities

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 6                                                                                                                                                                                      |
| Parking        | Triple Garage Attached                                                                                                                                                                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplaces        | Tile Surround                                                                                |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Corner Lot, Cul-De-Sac, Golf Nearby, Schools, Partially Fenced |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market      20  
Zoning                Zone 91

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