

## \$638,999 - 23 Trill Point, Spruce Grove

MLS® #E4447028

**\$638,999**

4 Bedroom, 3.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

A fully custom and upgraded home with overlooking a pond in the community of TONEWOOD sounds like a dream! This home boasts over 2200 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. Fully Upgraded 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. Unfinished walkout basement has a rough in bathroom that is waiting for creative ideas. 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/ROUGH GRADING

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447028  |
| Price     | \$638,999 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 23 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, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 91         |

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Listing information last updated on September 5th, 2025 at 12:47am MDT