# \$474,000 - 50 Hazelwood Lane, Spruce Grove

MLS® #E4448418

#### \$474,000

4 Bedroom, 3.00 Bathroom, 1,728 sqft Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully upgraded half duplex sitting on a huge Pie shaped Lot offering almost 1730 sq. ft. of modern, functional living space in the heart of Hilldowns. The open-concept main floor boasts an open-to-below living room, stylish kitchen with island, spacious dining area and mudroom off the double attached garage. Main floor is completed by BEDROOM/Den and FULL BATH. Upstairs features 3 bedrooms, including a spacious primary suite with walk-in closet and private ensuite, plus a bonus room and convenient upstairs laundry. This home also includes a separate side entrance and two large basement windows â€" making it ideal for future basement development or a potential suite. Located near schools, transit centre trails, parks, and shopping, with quick access to Hwy 16A, this is a perfect opportunity for families, investors, or first-time buyers.

Built in 2025

## **Essential Information**

MLS® # E4448418 Price \$474,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 1,728
Acres 0.00
Year Built 2025

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

# **Community Information**

Address 50 Hazelwood Lane

Area Spruce Grove

Subdivision Hilldowns

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0R7

## **Amenities**

Amenities On Street Parking, Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 17th, 2025

Days on Market 104

# Zoning Zone 91

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