

## \$489,000 - 50 Hazelwood Lane, Spruce Grove

MLS® #E4448418

**\$489,000**

4 Bedroom, 3.00 Bathroom, 1,697 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 nearly 1700 sq. ft. of modern, functional living 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. \* NOTE- Photos are from a similar home built by the builder; actual finishes & layout may vary.\*

Built in 2025

### Essential Information

MLS® # E4448418

Price \$489,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,697         |
| 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 19

Zoning Zone 91

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Listing information last updated on August 5th, 2025 at 7:17am MDT