

Courtesy Of . Armanpreet Singh Of Exp Realty

\$499,900 - 76 Hazelwood Lane, Spruce Grove

MLS® #E4431434

\$499,900

3 Bedroom, 3.00 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

QUICK POSSESSION ! RARE FIND !

Exceptional 30 FT-WIDE Semi-Detached Home. Welcome to this BRAND-NEW, beautifully designed almost 1800 sq ft property with 9 FEET CEILINGS ON ALL LEVELS that feels more expansive than many detached propertiesâ€™ thanks to its modern open concept layout! Step into the impressive OPEN-TO-BELOW great room, with MASSIVE WINDOWS that pour in natural light, and a sleek ELECTRIC FIREPLACE along with PREMIUM LIGHTING fixtures. The main floor includes a FLEXIBLE DEN & A FULL BATHâ€™ perfect for guests or your dream home office. The chef-inspired kitchen is a true standout with DUAL-TONE CABINETS, QUARTZ COUNTERTOPS, and plenty of space. Elegant GLASS RAILINGS elevate the staircase design. Upstairs, youâ€™™ find 3 spacious bedrooms, modern baths, and CUSTOM MDF CLOSET SHELIVING. A separate side entrance to the basement offers potential for future suite development. LOCATION PERFECTION: Just 2 minutes from park, steps from schools and shopping, and a quick 3-minute drive to the Yellowhead Hwy.



Built in 2025

Essential Information

MLS® #	E4431434
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,785
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	76 Hazelwood Lane
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0R7

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Parking-Extra, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access

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, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt, Stone, Hardie Board Siding
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Exterior Features	Airport Nearby, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Asphalt, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 17th, 2025
Days on Market	17
Zoning	Zone 91

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Listing information last updated on May 4th, 2025 at 1:02am MDT