

\$400,000 - 44 Heatherlands Way, Spruce Grove

MLS® #E4452667

\$400,000

3 Bedroom, 2.50 Bathroom, 1,194 sqft
Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

Savvy buyers â€“ ALERT!! This home showcases a fantastic layout and is situated in an even better location. Freshly painted, it features an open-concept design, spacious foyer with 2pc bath, lovely living room, great kitchen with corner pantry, island seating, separate dinette, and garden doors leading out to the 2-TIERED DECK, a 4pc bath & 3 sizeable bedrooms on the upper floor, and a beautifully renovated basement with a large rec room, BRAND NEW carpeting & 3pc bath. Outside youâ€™ll find the yard is fully landscaped & fenced with a stone patio, gazebo, and double-detached garage. Within walking distance to parks, playgrounds, trails, & the Tri-Leisure Center, this home is perfectly positioned, and would be ideal as your new home.

Built in 2003

Essential Information

MLS® #	E4452667
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00



Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	44 Heatherlands Way
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4L2

Amenities

Amenities	Deck, Gazebo, No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Double Garage Detached, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	11
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 8:32am MDT