

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	74
Zoning	Zone 91

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Listing information last updated on June 30th, 2025 at 6:32pm MDT