

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€™ll 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 |
|----------|---|

| | |
|-------------------|---|
| 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

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|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 61 |
| Zoning | Zone 91 |

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Listing information last updated on June 17th, 2025 at 6:02am MDT