

## \$339,900 - 67 Haney Landing, Spruce Grove

MLS® #E4442084

**\$339,900**

2 Bedroom, 2.50 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully updated duplex in the sought-after Hilldowns community of Spruce Grove. Featuring 2 spacious bedrooms, 2.5 bathrooms, and 1129 sq ft of thoughtfully designed living space, this home is perfect for first-time buyers, investors, or those looking to downsize. Recent upgrades include brand new flooring, fresh paint throughout, new appliances, and a new hot water tank—leaving nothing to do but move in and enjoy. The open-concept main floor offers a functional layout with a bright kitchen, generous living area, and a dining space that leads to your private backyard. Upstairs, both bedrooms offer ample space and comfort, including a primary suite with its own ensuite. Located in a quiet, family-friendly neighbourhood close to parks, schools, shopping, and all major amenities. This home is in immaculate condition and ready for immediate possession.

Built in 2009

### Essential Information

MLS® #	E4442084
Price	\$339,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,130
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	67 Haney Landing
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A2

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                4  
Zoning                              Zone 91

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