# \$514,900 - 76 Hazelwood Lane, Spruce Grove

MLS® #E4424101

#### \$514,900

3 Bedroom, 3.00 Bathroom, 1,688 sqft Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Exceptional 30 ft wide Semi-Detached Home â€" A RARE OPPORTUNITY! This brand-new 1700 sq ft semi-detached house is a must-see! With rare width, it offers more space than typical detached home. Step inside to a striking open-to-below great room featuring an electric fireplace and stunning ceiling heights. The main floor boasts a versatile den and a full bath perfect for guests or a home office. Stairs decorated with spindle railing. Upstairs, enjoy 3 spacious beds, closets with MDF shelves & 2 stylish baths, with massive windows that flood the space with light. The kitchen is a showstopper with dual-tone cabinets & quartz countertops. The exterior is equipped with upgraded Hardie & vinyl siding for top-notch durability. Plus, side entrance leads to basementâ€"ideal for future development! Location? You're just a 2-minute walk to a park, steps from a school and shopping center & only 3 minutes from the Yellowhead Highway. The home is a rare findâ€"don't miss your chance to chose your own finishes! Act now!

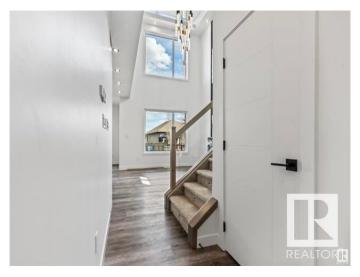
Built in 2025

## **Essential Information**

MLS® # E4424101 Price \$514,900







Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,688

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., Closet Organizers, Detectors

Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft.

**Basement Ceiling** 

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-2, Electric

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Airport Nearby, Cul-De-Sac, Playground Nearby, Schools, Shopping

Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 36

Zoning Zone 91

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Listing information last updated on April 9th, 2025 at 10:02pm MDT