

## \$489,000 - 50 Hazelwood Lane, Spruce Grove

MLS® #E4448418

**\$489,000**

4 Bedroom, 3.00 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully upgraded half duplex sitting on a huge Pie shaped Lot offering nearly 1700 sq. ft. of modern, functional living in the heart of Hilldowns. The open-concept main floor boasts an open-to-below living room, stylish kitchen with island, spacious dining area and mudroom off the double attached garage. Main floor is completed by BEDROOM/Den and FULL BATH. Upstairs features 3 bedrooms, including a spacious primary suite with walk-in closet and private ensuite, plus a bonus room and convenient upstairs laundry. This home also includes a separate side entrance and two large basement windows â€” making it ideal for future basement development or a potential suite. Located near schools, transit centre trails, parks, and shopping, with quick access to Hwy 16A, this is a perfect opportunity for families, investors, or first-time buyers. \* NOTE- Photos are from a similar home built by the builder; actual finishes & layout may vary.\*

Built in 2025

### Essential Information

MLS® # E4448418

Price \$489,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,697
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	50 Hazelwood Lane
Area	Spruce Grove
Subdivision	Hilldowns
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0R7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 17th, 2025

Days on Market 47

Zoning Zone 91

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Listing information last updated on September 2nd, 2025 at 9:17am MDT