

# \$480,000 - 76 Hazelwood Lane, Spruce Grove

MLS® #E4447690

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,686 sqft  
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this stunning brand new half duplex in the heart of Spruce Grove, built in 2025 with quality finishes and modern design. This beautiful two-storey home offers over 1,685 sq ft of living space with 9-foot ceilings on all three levels, creating a bright and open feel throughout. It features 3 spacious bedrooms, 2 full four-piece bathrooms, and a three-piece bathroom. The main floor showcases a stylish electric fireplace with tile surrounded, perfect for cozy evenings. The exterior combines stone and vinyl siding with an asphalt shingle roof. With a 92 percent efficiency rating and full unfinished basement, this home offers energy savings and future potential. South-facing front exposure brings in plenty of natural light. Located on a flat site near schools, shopping, and all amenities, this never-occupied home is a must-see.

Built in 2025

## Essential Information

MLS® #	E4447690
Price	\$480,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,686
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, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Brookwood School
Middle	Greystone Centennial
High	Spruce Grove Composite

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	55
Zoning	Zone 91

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