

# \$520,000 - 27 Halden Crescent, Spruce Grove

MLS® #E4454260

**\$520,000**

3 Bedroom, 2.50 Bathroom, 1,098 sqft  
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Choice location backing on a Creek, Park, Playground, Soccer Field, Basketball Court and Walking Trails. In winter there is a skating oval as well. This impressive 3 Bedroom & 3 Bathroom Bilevel is fully finished on both levels. The open plan basement features large windows, fireplace & wet bar. Central Air Conditioning for the summer and a Fireplace for the winter! Newer lush broadloom and paint. Shows 10/10. The garage is a insulated & drywalled double. The west facing back yard features a raised and covered deck with tons of storage beneath and a multi purpose 12' x 8' Gazebo for you to enjoy. This turn key beauty awaits your arrival.

Built in 1996

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454260      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,098         |
| Acres          | 0.00          |
| Year Built     | 1996          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 27 Halden Crescent |
| Area        | Spruce Grove       |
| Subdivision | Hilldowns          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 2V6            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", Gazebo |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached              |
| Is Waterfront  | Yes                                 |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                  |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Creek, Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                |

**Additional Information**

Date Listed            August 20th, 2025  
Days on Market      13  
Zoning                Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 2nd, 2025 at 3:32am MDT