

# \$500,000 - 76 Hazelwood Lane, Spruce Grove

MLS® #E4447690

**\$500,000**

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          | \$500,000 |
| 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        | Garage Control, Garage Opener, Hood Fan |
| 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 | 19              |
| Zoning         | Zone 91         |

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Listing information last updated on August 2nd, 2025 at 1:32pm MDT