

Courtesy Of . Armanpreet Singh Of Exp Realty

## \$499,900 - 76 Hazelwood Lane, Spruce Grove

MLS® #E4431434

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,785 sqft  
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

**QUICK POSSESSION ! RARE FIND !**  
Exceptional 30 FT-WIDE Semi-Detached Home. Welcome to this BRAND-NEW, beautifully designed almost 1800 sq ft property with 9 FEET CEILINGS ON ALL LEVELS that feels more expansive than many detached propertiesâ€™ thanks to its modern open concept layout! Step into the impressive OPEN-TO-BELOW great room, with MASSIVE WINDOWS that pour in natural light, and a sleek ELECTRIC FIREPLACE along with PREMIUM LIGHTING fixtures. The main floor includes a FLEXIBLE DEN & A FULL BATHâ€™ perfect for guests or your dream home office. The chef-inspired kitchen is a true standout with DUAL-TONE CABINETS, QUARTZ COUNTERTOPS, and plenty of space. Elegant GLASS RAILINGS elevate the staircase design. Upstairs, youâ€™™ find 3 spacious bedrooms, modern baths, and CUSTOM MDF CLOSET SHELIVING. A separate side entrance to the basement offers potential for future suite development. **LOCATION PERFECTION:** Just 2 minutes from park, steps from schools and shopping, and a quick 3-minute drive to the Yellowhead Hwy.

Built in 2025

### Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | E4431434      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,785         |
| 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, Parking-Extra, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround, Wall Mount   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |   |
|----------|---|
| Exterior | Wood, Asphalt, Stone, Hardie Board Siding |
|----------|---|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles  |
| Construction      | Wood, Asphalt, Stone, Hardie Board Siding                               |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 91          |

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Listing information last updated on May 7th, 2025 at 5:32am MDT