

## \$399,900 - 50 Hartwick Manor, Spruce Grove

MLS® #E4441504

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Get into home ownership in this beautiful 2-storey duplex on a huge PIE-SHAPED lot in Spruce Grove's Harvest Ridge subdivision! Built in 2013 this home has over 1500 sq ft of living space. Open concept main floor; perfect for entertaining family & friends. Large kitchen with granite counters, corner pantry & big island! Great dining area with tons of natural light. Big living room with corner gas fireplace! Head upstairs and you'll find a great bonus room, perfect for a TV or even a grand piano! Master suite has room for king sized furniture, 4pc ensuite & a walk in closet! 2 more bedrooms are great for kids or guests or working from home. Basement is fully developed with a large rec room space. New furnace & hot water on demand! Single attached garage! Yard is outstanding with tons of space for kids and pets to roam! Southwest facing deck is a great spot to unwind after a long day in the summer! Cul-de-sac location close to schools with easy access to the Yellowhead!!!

Built in 2013

### Essential Information

MLS® # E4441504

Price \$399,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,528         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 50 Hartwick Manor |
| Area        | Spruce Grove      |
| Subdivision | Harvest Ridge     |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0L8           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Tankless, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 91         |

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Listing information last updated on June 17th, 2025 at 2:32pm MDT