

## \$489,000 - 48 Hazelwood Lane, Spruce Grove

MLS® #E4461729

**\$489,000**

4 Bedroom, 3.00 Bathroom, 1,734 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully upgraded half duplex on a large pie-shaped lot in the heart of Hilldowns. Offering nearly 1,700 sq. ft. of modern and functional living space, this home features an open-to-below living room, a stylish kitchen with center island, a spacious dining area, and a mudroom with access to the double attached garage. The main floor also includes a bedroom/den and a full bath, perfect for guests or multi-generational living. Upstairs, you'll find 3 bedrooms, including a spacious primary suite with walk-in closet and private ensuite, plus a bonus room and convenient upper-floor laundry. Additional highlights include a separate side entrance and two large basement windows, ideal for future suite potential. Located close to schools, parks, trails, shopping, and the transit centre, with easy access to Highway 16A, this home is perfect for families, investors, or first-time buyers alike.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461729  |
| Price      | \$489,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,734         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 48 Hazelwood Lane |
| Area        | Spruce Grove      |
| Subdivision | Hilldowns         |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0R7           |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Cul-De-Sac, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

Days on Market 2

Zoning Zone 91

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Listing information last updated on October 11th, 2025 at 11:47pm MDT