

## \$514,900 - 76 Hazelwood Lane, Spruce Grove

MLS® #E4424101

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

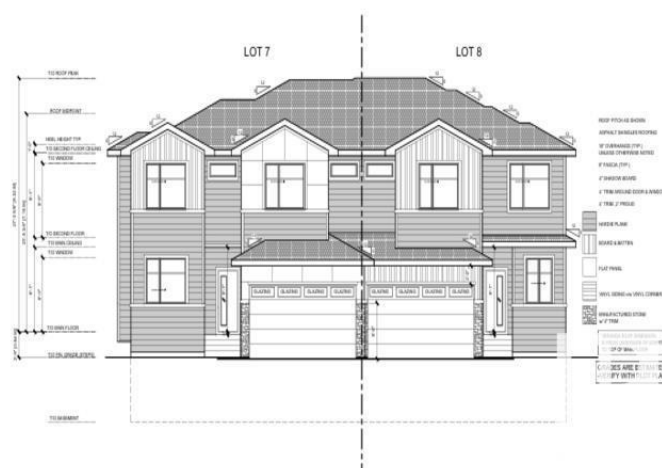
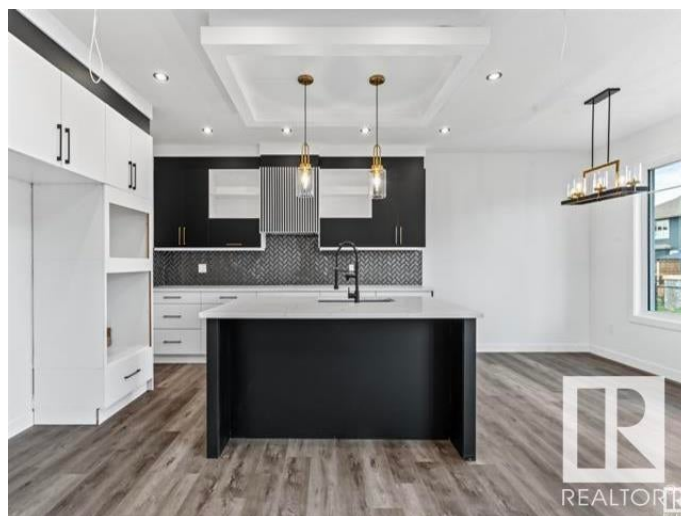
Exceptional 30 ft wide Semi-Detached Home  
â€“ A RARE OPPORTUNITY! This brand-new 1700 sq ft semi-detached house is a must-see! With rare width, it offers more space than typical detached home. Step inside to a striking open-to-below great room featuring an electric fireplace and stunning ceiling heights. The main floor boasts a versatile den and a full bath perfect for guests or a home office. Stairs decorated with spindle railing. Upstairs, enjoy 3 spacious beds, closets with MDF shelves & 2 stylish baths, with massive windows that flood the space with light. The kitchen is a showstopper with dual-tone cabinets & quartz countertops. The exterior is equipped with upgraded Hardie & vinyl siding for top-notch durability. Plus, side entrance leads to basementâ€”ideal for future development! Location? Youâ€™re just a 2-minute walk to a park, steps from a school and shopping center & only 3 minutes from the Yellowhead Highway. The home is a rare findâ€”donâ€™t miss your chance to chose your own finishes! Act now!

Built in 2025

### Essential Information

MLS® # E4424101

Price \$514,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,688
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., Closet Organizers, Detectors Smoke, 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, Builder Appliance Credit
Heating	Forced Air-2, Electric
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	41
Zoning	Zone 91

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Listing information last updated on April 14th, 2025 at 10:02pm MDT