

\$474,000 - 50 Hazelwood Lane, Spruce Grove

MLS® #E4448418

\$474,000

4 Bedroom, 3.00 Bathroom, 1,728 sqft
Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully upgraded half duplex sitting on a huge Pie shaped Lot offering almost 1730 sq. ft. of modern, functional living space in the heart of Hilldowns. The open-concept main floor boasts an open-to-below living room, stylish kitchen with island, spacious dining area and mudroom off the double attached garage. Main floor is completed by BEDROOM/Den and FULL BATH. Upstairs features 3 bedrooms, including a spacious primary suite with walk-in closet and private ensuite, plus a bonus room and convenient upstairs laundry. This home also includes a separate side entrance and two large basement windows â€” making it ideal for future basement development or a potential suite. Located near schools, transit centre trails, parks, and shopping, with quick access to Hwy 16A, this is a perfect opportunity for families, investors, or first-time buyers.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4448418 |
| Price | \$474,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|---------------|
| Square Footage | 1,728 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 50 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 | Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 101 |

Zoning

Zone 91

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Listing information last updated on October 25th, 2025 at 11:02pm MDT