

## \$434,900 - 27 Halladay Boulevard, Spruce Grove

MLS® #E4442189

**\$434,900**

4 Bedroom, 3.50 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Fantastic 1650 sq. ft. 2 storey duplex with double attached garage. Main floor has hardwood floors, office area, chef's kitchen with stainless steel appliances. Upstairs you will find 3 bedrooms with the primary bedroom having a 4 piece ensuite and walk in closet. Basement is fully developed just add your personal touches of flooring. The basement has a additional bedroom and 3 piece bathroom. The backyard is fully landscaped with deck and is fully fenced. Additionally, this lot borders a farmer's field featuring beautiful year round views and walking trails just outside your front door. This home is located within 5-minute walking distance of a playground, a scenic pond walk with walking trails, and two schools (one K-9 school and one high school).

Built in 2014

### Essential Information

MLS® #	E4442189
Price	\$434,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,657
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	27 Halladay Boulevard
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:47pm MDT