\$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 107

Zoning Zone 91

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Listing information last updated on November 1st, 2025 at 11:32am MDT