

\$474,000 - 48 Hazelwood Lane, Spruce Grove

MLS® #E4461729

\$474,000

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 over 1,730 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	\$474,000
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, Carbon Monoxide Detectors, Ceiling 9 ft., See Remarks, HRV System, 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 21

Zoning Zone 91

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