

## \$459,000 - 48 Hazelwood Lane, Spruce Grove

MLS® #E4464982

**\$459,000**

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 on a large pie-shaped lot in the heart of Hilldowns. Offering approximately 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® #     | E4464982  |
| Price      | \$459,000 |
| 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     | 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., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Fireplace         | Yes                                                                         |
| Fireplaces        | Mantel, Wall Mount, See Remarks                                             |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| 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 November 8th, 2025 at 1:32am MST