

# \$527,800 - 20 Hazelwood Lane, Spruce Grove

MLS® #E4462623

**\$527,800**

3 Bedroom, 3.00 Bathroom, 2,082 sqft  
Single Family on 0.00 Acres

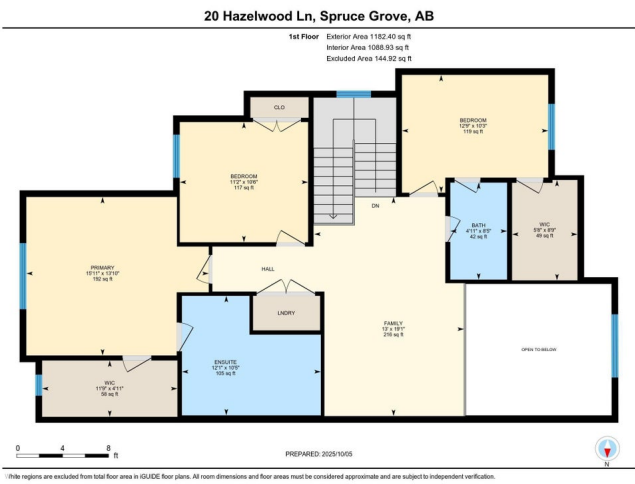
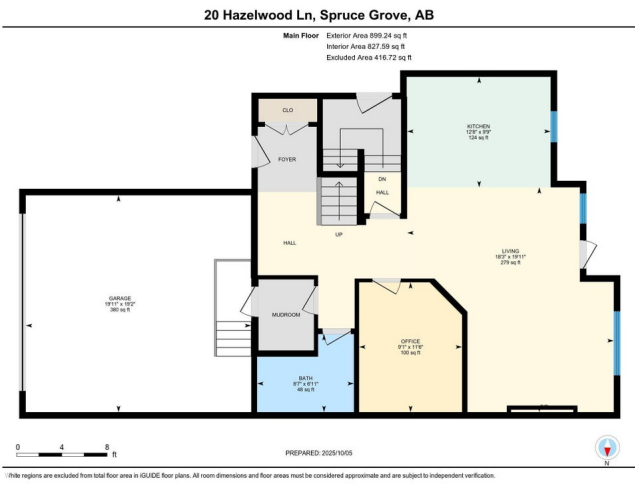
Hilldowns, Spruce Grove, AB

RARE FIND! Built by Sunnyview Homes this half duplex boasts over 2100sqft. OVERSIZED double attached garage with a HUGE 4 car driveway. Main floor den/bedroom with a 3-piece bathroom. The U-shaped kitchen features, upgraded ceiling height cabinets with quartz countertops. The open to below living space has a feature wall with an electric fireplace. The glass railing with step lights leads upstairs to a good sized bonus room over looking the living room. Primary bedroom features a WIC and 5-piece ensuite with double vanity, jacuzzi and custom shower w/bench for added convenience. Additionally there are 2 good sized bedrooms that share a 4-piece bathroom. Features upper level laundry, a separate side entrance to the basement, large backyard, 3 gas lines, garage drain, plush carpet, premium lighting package, MDF shelving and much more. Plenty of large windows throughout. Close to shopping, schools, and public transportation. The size and upgrades are a rare find for a duplex! Must see.

Built in 2025

## Essential Information

MLS® #                   E4462623  
Price                    \$527,800



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,082         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 20 Hazelwood Lane |
| Area        | Spruce Grove      |
| Subdivision | Hilldowns         |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0R7           |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Ceiling 9 ft., Parking-Extra |
| Parking   | Double Garage Attached       |

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |

|              |                                         |
|--------------|-----------------------------------------|
| Construction | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 23                 |
| Zoning         | Zone 91            |

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Listing information last updated on November 9th, 2025 at 1:47pm MST