

## \$474,900 - 11 Haney Landing, Spruce Grove

MLS® #E4438597

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Fabulous family home in Hilldowns! Modified bilevel features soaring vaulted ceilings and a primary suite up over the garage away from the hustle and bustle of the household; primary boasts walk-in closet with built ins & ensuite with large corner tub & separate shower. The semi-open concept living has a well laid out kitchen with corner pantry, tons of counterspace. Dining space and livingroom are spacious and functional, with bookshelf feature in livingroom. 2 more beds on main floor plus 4 piece bath. Basement is fully finished with HUGE family room, 4th bed with walk-in closet, 3rd full bathroom, & ample storage/laundry space. Some updates include shingles, A/C & hot water tank, plus freshly painted on the main floor! Pie lot Backyard is spacious with BIG deck, fenced dog run area, gardening planter boxes, childrens play set that STAYS, & blueberry, raspberry, saskatoon & pear plants!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438597  |
| Price      | \$474,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,454                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11 Haney Landing |
| Area        | Spruce Grove     |
| Subdivision | Hilldowns        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A2          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Millgrove  
Middle                              Woodhaven  
High                                 Spruce Composite

**Additional Information**

Date Listed                      May 26th, 2025  
Days on Market                21  
Zoning                              Zone 91

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