

## \$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                22  
Zoning                              Zone 91

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