

## \$519,000 - 17 Haney Landing, Spruce Grove

MLS® #E4442472

**\$519,000**

5 Bedroom, 3.00 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

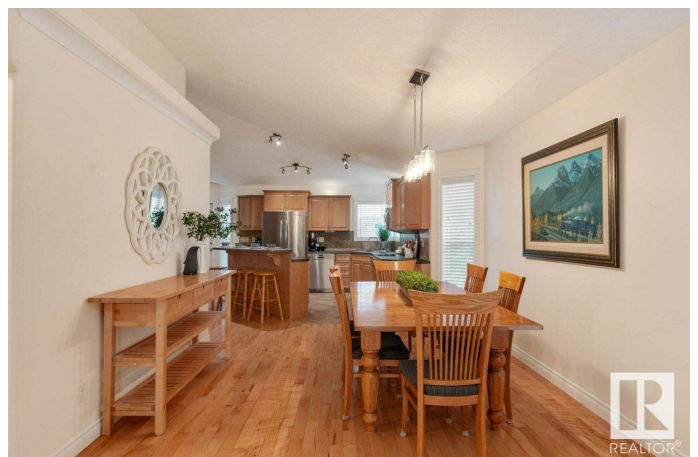
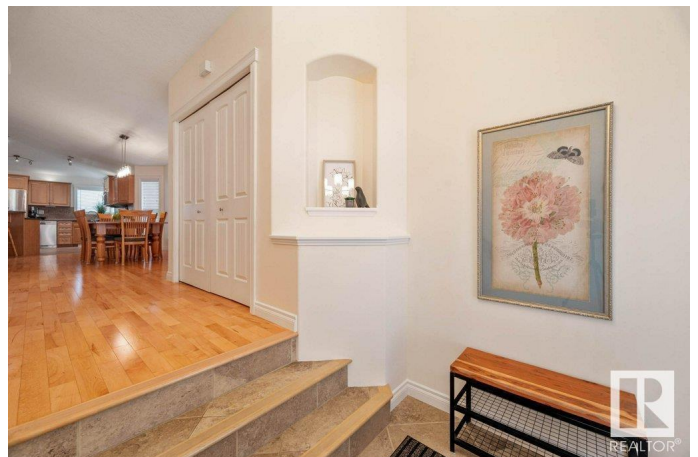
This beautifully maintained 5-bed home offers the ideal blend of comfort, function, and modern updates. Step inside to an inviting entry and a bright, open-concept layout featuring vaulted ceilings, gleaming hardwood floors, and a cozy fireplace. The spacious kitchen and dining area is ready for your gas stove with a built-in hook-up and boasts a new dishwasher, reverse osmosis system, and large entertaining space that opens to a huge deck—ideal for summer BBQs. This home is freshly painted upstairs, and has 3 full bathrooms, and a private Primary KING SIZED Suite with a serene layout and large WI/Closet. UPDATES incl. air conditioning, hot water tank, hail-rated shingles, roll shutters on 4 bedrooms, a rough-in for a high-efficiency furnace, surround sound and hardwired ethernet throughout, PLUS a UV air purification system. Your family will love the convenience of being just steps from schools, scenic ponds, walking paths, and playgrounds. Enjoy peace of mind with many features already done for you.

Built in 2010

### Essential Information

MLS® # E4442472

Price \$519,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17 Haney Landing |
| Area        | Spruce Grove     |
| Subdivision | Hilldowns        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A2          |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                  |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                                                              |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Cleaner-Electronic, Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Corner                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | St. Marguerite Catholic |
| Middle     | Greystone Middle        |
| High       | Spruce Grove Composite  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 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 June 16th, 2025 at 6:17am MDT