

## \$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 Wl/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	6
Zoning	Zone 91

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