

## \$339,900 - 67 Haney Landing, Spruce Grove

MLS® #E4442084

**\$339,900**

2 Bedroom, 2.50 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Welcome to this beautifully updated duplex in the sought-after Hilldowns community of Spruce Grove. Featuring 2 spacious bedrooms, 2.5 bathrooms, and 1129 sq ft of thoughtfully designed living space, this home is perfect for first-time buyers, investors, or those looking to downsize. Recent upgrades include brand new flooring, fresh paint throughout, new appliances, and a new hot water tank—leaving nothing to do but move in and enjoy. The open-concept main floor offers a functional layout with a bright kitchen, generous living area, and a dining space that leads to your private backyard. Upstairs, both bedrooms offer ample space and comfort, including a primary suite with its own ensuite. Located in a quiet, family-friendly neighbourhood close to parks, schools, shopping, and all major amenities. This home is in immaculate condition and ready for immediate possession.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442084  |
| Price      | \$339,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,130         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 67 Haney Landing |
| Area        | Spruce Grove     |
| Subdivision | Hilldowns        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A2          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025

Days on Market                4

Zoning                            Zone 91

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Listing information last updated on June 16th, 2025 at 7:17am MDT