

\$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

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 10:17pm MDT