

## \$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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