

# \$400,000 - 44 Heatherlands Way, Spruce Grove

MLS® #E4452667

## \$400,000

3 Bedroom, 2.50 Bathroom, 1,194 sqft  
Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

Savvy buyers â€“ ALERT!! This home showcases a fantastic layout and is situated in an even better location. Freshly painted, it features an open-concept design, spacious foyer with 2pc bath, lovely living room, great kitchen with corner pantry, island seating, separate dinette, and garden doors leading out to the 2-TIERED DECK, a 4pc bath & 3 sizeable bedrooms on the upper floor, and a beautifully renovated basement with a large rec room, BRAND NEW carpeting & 3pc bath. Outside youâ€™ll find the yard is fully landscaped & fenced with a stone patio, gazebo, and double-detached garage. Within walking distance to parks, playgrounds, trails, & the Tri-Leisure Center, this home is perfectly positioned, and would be ideal as your new home.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452667  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,194     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 Heatherlands Way |
| Area        | Spruce Grove        |
| Subdivision | Heatherglen         |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4L2             |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Deck, Gazebo, No Animal Home, No Smoking Home, Patio, See Remarks |
| Parking   | Double Garage Detached, Rear Drive Access                         |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 3                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 11                |
| 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 August 24th, 2025 at 2:32am MDT