

Courtesy Of Joe Tolvay Of Exp Realty

## **\$489,900 - 60 Haney Co, Spruce Grove**

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MLS® #E4454290

### **\$489,900**

3 Bedroom, 3.00 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Hilldowns, Spruce Grove, AB

Build Your Legacy in Hilldowns! Welcome to this 1600+ sqft bi-level with a fully finished double attached garage, fully finished basement, 3 bedrooms, 3 bathrooms, AC, soaring vaulted ceilings and so much more. Upgrades include: brand new vinyl flooring throughout, freshly painted from top to bottom, new lighting, new SS appliances and completely redone landscaping! The main floor features an open floorplan where the kitchen flows into the living areas complete with a massive window, built-in gas fireplace, and formal flex room. A large bedroom and full bathroom complete the main floor. Upstairs, the huge primary retreat includes a walk-in closet and 4pc ensuite. The basement is spacious and has extra storage, 3rd bedroom, another full bathroom and plenty of room for entertaining! Enjoy relaxing on the deck with the added convenience of a natural gas hook up for your BBQ and an amazing view of your picture perfect, functional shed. Close to all amenities, make this house the next one you call "home"!

Built in 2007

### **Essential Information**

MLS® # E4454290

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,606                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 60 Haney Co  |
| Area        | Spruce Grove |
| Subdivision | Hilldowns    |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0B3      |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated                                                                     |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 23rd, 2025 at 11:32pm MDT