

## **\$399,900 - 50 Hartwick Manor, Spruce Grove**

MLS® #E4441504

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Get into home ownership in this beautiful 2-storey duplex on a huge PIE-SHAPED lot in Spruce Grove's Harvest Ridge subdivision! Built in 2013 this home has over 1500 sq ft of living space. Open concept main floor; perfect for entertaining family & friends. Large kitchen with granite counters, corner pantry & big island! Great dining area with tons of natural light. Big living room with corner gas fireplace! Head upstairs and you'll find a great bonus room, perfect for a TV or even a grand piano! Master suite has room for king sized furniture, 4pc ensuite & a walk in closet! 2 more bedrooms are great for kids or guests or working from home. Basement is fully developed with a large rec room space. New furnace & hot water on demand! Single attached garage! Yard is outstanding with tons of space for kids and pets to roam! Southwest facing deck is a great spot to unwind after a long day in the summer! Cul-de-sac location close to schools with easy access to the Yellowhead!!!

Built in 2013

### **Essential Information**

MLS® # E4441504

Price \$399,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	50 Hartwick Manor
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L8

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Tankless, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 91

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