

# \$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

Heatherglen, 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	6
Zoning	Zone 91

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