

\$349,000 - 72 Hartwick Manor, Spruce Grove

MLS® #E4436838

\$349,000

3 Bedroom, 2.50 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

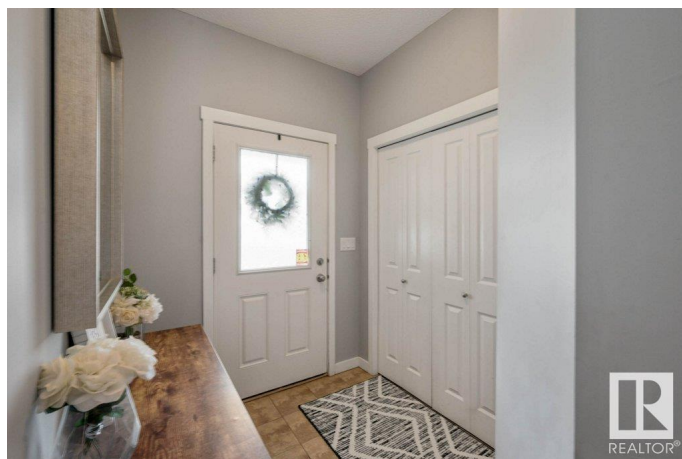
Harvest Ridge, Spruce Grove, AB

Welcome to this charming half duplex in Spruce Grove, perfectly located on a quiet street close to schools, the Tri Leisure Centre, and all amenities. This spacious 3-bedroom home offers great functionality with a dedicated upstairs office space—ideal for remote work or study. The KING SIZED primary bedroom features a walk-in closet and a private 4-piece ensuite, providing a comfortable retreat at the end of the day. There is a full basement ready for your development and 2 more bathrooms. The main floor features an open concept, gas fireplace and stainless steel appliances with generous counter space and a BIG pantry. Enjoy the convenience of a single attached garage and a large backyard perfect for entertaining, playtime, or simply relaxing outdoors. A fantastic opportunity for families or first-time buyers seeking space, comfort, and affordability!

Built in 2011

Essential Information

MLS® #	E4436838
Price	\$349,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,517
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	72 Hartwick Manor
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L8

Amenities

Amenities	Ceiling 9 ft.
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Copperhaven
Middle	St. Thomas Aquinas
High	St. Peter

Additional Information

Date Listed	May 16th, 2025
Days on Market	1
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 May 16th, 2025 at 10:32pm MDT