

Courtesy Of Heather McLellan Of Exp Realty

## **\$399,900 - 70 Hamilton Court, Spruce Grove**

MLS® #E4458308

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Welcome to the perfect family home in Harvest Ridge! This bright and inviting half duplex is complete with three bedrooms and three and a half bathrooms. The main floor offers an open-concept layout where the living, dining, and kitchen spaces flow seamlessly together, enhanced by large windows that fill the home with natural light. The kitchen features beautiful wood cabinetry and ample storage, making it as functional as it is stylish. Upstairs, youâ€™ll find three generously sized bedrooms, including a comfortable primary with its own ensuite. The lower level offers extra living space with a full bathroom, perfect for a family room, home office, or guest area. Step outside to enjoy a private back deck and fully fenced backyard, backing trees, ideal for relaxing or entertaining. One of the many highlights of this home is the proximity to playgrounds, the Tri-Leisure, shopping and many more amenities. A perfect blend of comfort and convenience, this home is move-in ready and waiting for you!

Built in 2011

### **Essential Information**

MLS® # E4458308

Price \$399,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,438         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 70 Hamilton Court |
| Area        | Spruce Grove      |
| Subdivision | Harvest Ridge     |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0K4           |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck |
| Parking Spaces | 2                                        |
| Parking        | Single Garage Attached                   |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Fireplace         | Yes                                                                                                     |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                           |
| Stories           | 2                                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back |

Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 19th, 2025 at 2:17am MDT