

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	40
Zoning	Zone 91

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Listing information last updated on October 27th, 2025 at 9:32pm MDT