

## \$350,000 - 71 Hartwick Loop, Spruce Grove

MLS® #E4443284

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

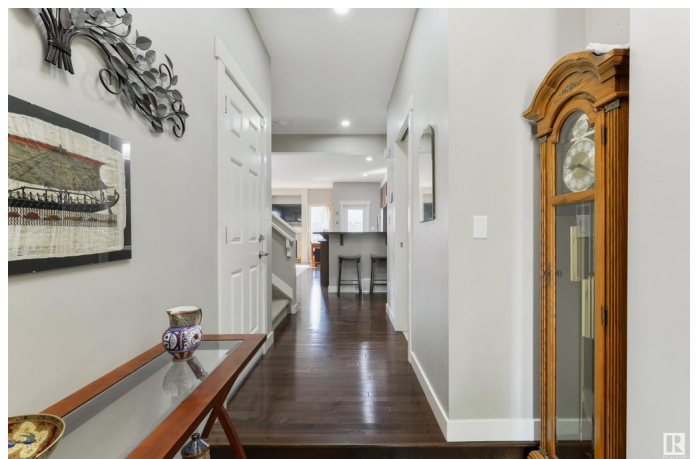
Harvest Ridge, Spruce Grove, AB

Perfect for investors or first-time home buyers! This half duplex features central A/C, hardwood flooring, lovely kitchen with rich wood tones, full-height cabinetry, raised breakfast bar, stainless appliances, side pantry, & separate dinette, a cozy living room with gas fireplace, 2pc powder room off the single-attached garage, upstairs laundry, and TWO ownerâ€™s suites â€“ each with their own walk-in closets & 4pc ensuites. Outside youâ€™ll find the yard is landscaped & fenced with a desirable SOUTH-FACING exposure & NO REAR NEIGHBOURS!! Within walking distance to schools, playgrounds & trails, youâ€™ll love the location here.

Built in 2009

### Essential Information

MLS® #	E4443284
Price	\$350,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	2009
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	71 Hartwick Loop
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A5

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	12

## Zoning

## Zone 91

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Listing information last updated on July 1st, 2025 at 10:17am MDT