

## \$459,900 - 46 Hartwick Manor, Spruce Grove

MLS® #E4464476

**\$459,900**

4 Bedroom, 3.50 Bathroom, 1,724 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Discover luxurious living in the heart of Harvest Ridge, Spruce Grove. This stunning FULLY FINISHED half duplex merges contemporary design with elevated style across its spacious layout. Nestled on a reverse pie lot, this home seamlessly integrates indoor and outdoor relaxation. This home offers 3+2 beds, 4 baths, airy bonus room upstairs and a fully finished bsmt. The primary bedroom is true paradise and overlooks the backyard oasis; the ensuite has a newly installed modern tiled shower and walk in closet. The home has been well cared for and updated over the years with central AC, bonus room accent wall with nice views and mudroom barn doors. The beautifully finished bsmt has 1 bedroom and one other flex space + half bath. Step outside to your own private oasis, hot tub, garden beds, composite deck, firepit and backing onto a park area. Laundry is on the upper floor. NEW washer, dryer and dishwasher. Prime location in Harvest Ridge and nestled in a cul-de-sac where tranquil vibes are on the daily.



Built in 2012

### Essential Information

MLS® # E4464476

Price \$459,900

|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,724         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 46 Hartwick Manor |
| Area        | Spruce Grove      |
| Subdivision | Harvest Ridge     |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0L8           |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Hot Tub |
| Parking   | Double Garage Attached                   |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Mantel                                                                                                    |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Vinyl                       |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 91            |

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Listing information last updated on November 4th, 2025 at 8:02am MST