

Courtesy Of Jennifer DiPietra Of RE/MAX Real Estate

\$699,000 - 174 Caledon Crescent, Spruce Grove

MLS® #E4421563

\$699,000

3 Bedroom, 4.00 Bathroom, 2,367 sqft
Single Family on 0.00 Acres

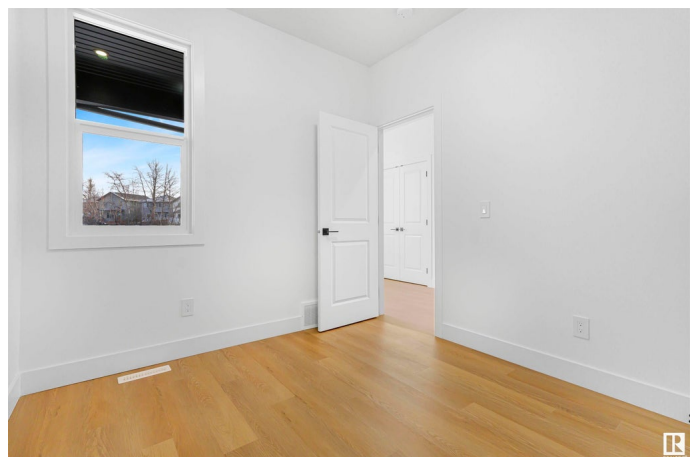
Copperhaven, Spruce Grove, AB

Welcome to modern living in the highly desirable Copperhaven community. This brand new construction is nearly 2400 square feet of above-grade living space crafted by a renowned builder. The main floor is spacious with a living room, a great room with soaring ceilings, large entertainers kitchen plus spice kitchen, dining space & den. Upstairs has 3 generous bedrooms, laundry, plus bonus room. The basement is a partial walk out & has a separate entrance—ideal for rental income, multi-generational living, or a private guest suite. The garage is 500 square feet with a drain & easy to heat. The lot is 4500 square ft & backs directly onto a serene pond. Enjoy tranquil views & natural privacy every day. With a design that invites personalization, now it's the time to choose your colours and fine-tune the floor plan to reflect your style. Customize and make this one truly yours! Pictures are not of this home, but are of a recent build by the builder showing level of finishes. Build will take approximately 6 months.

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | E4421563 |
| Price | \$699,000 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,367 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 174 Caledon Crescent |
| Area | Spruce Grove |
| Subdivision | Copperhaven |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0Y6 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl, Hardie Board Siding |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl, Hardie Board Siding |

Foundation Concrete Perimeter

Additional Information

Date Listed February 14th, 2025

Days on Market 79

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 3rd, 2025 at 11:47pm MDT