

## **\$475,000 - 18 Caledon Crescent, Spruce Grove**

MLS® #E4427469

### **\$475,000**

3 Bedroom, 2.50 Bathroom, 1,728 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

With breathtaking pond views, a walkout basement and a beautifully finished interior, this 3-bed, 2.5-bath half-duplex in Copperhaven, Spruce Grove blends modern convenience with natural beauty. The open-concept main floor features LVP flooring, a stylish kitchen with quartz counters, stainless steel appliances and a spacious dining area opening onto a deck overlooking the pond. The living room has an electric fireplace and triple-pane windows keep it comfortable year-round. Upstairs, you'll find a bright family room with a view, a spacious primary suite with an ensuite and WIC, two additional beds, a 4-pce bath and laundry. The unfinished walkout basement offers great design potential, and outside the patio doors a concrete patio extends your living space into the landscaped yard. The double attached garage stands out with a polyaspartic floor coating, a floor drain and painted walls. This exceptional home is close to schools, parks and amenities while offering the tranquility of backing onto nature.

Built in 2022

### **Essential Information**

MLS® #	E4427469
Price	\$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,728
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y8

### **Amenities**

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Vinyl Windows, Walkout Basement, HRV System
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Lake, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
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Days on Market	9
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Zoning	Zone 91
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