

\$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	11
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Zoning	Zone 91
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