

# \$699,000 - 164 Caledon Crescent, Spruce Grove

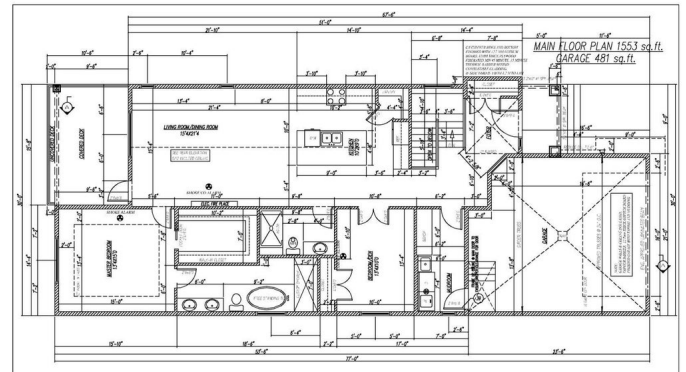
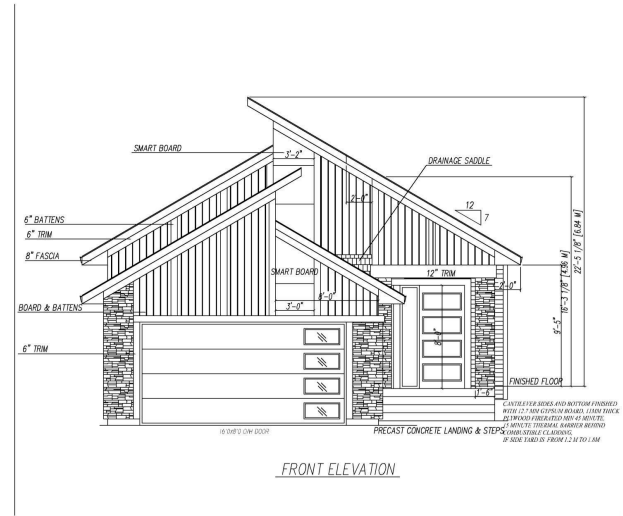
MLS® #E4420084

**\$699,000**

2 Bedroom, 2.00 Bathroom, 1,553 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

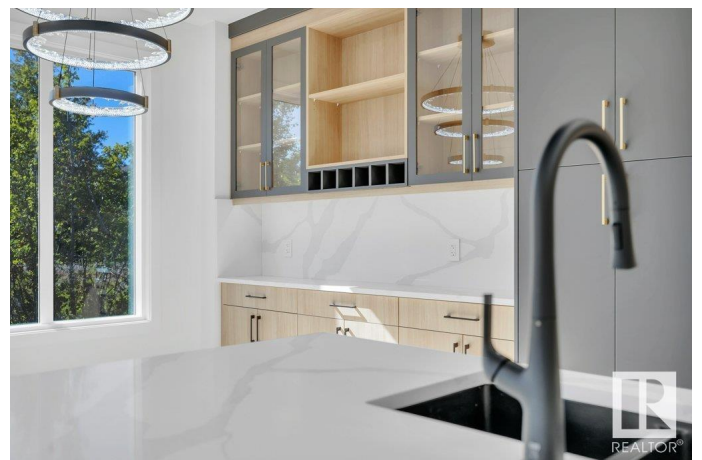
Here is your opportunity to customize a generous sized bungalow on a large 4584 sqft lot “backing a pond! Enjoy an open floor plan with vaulted ceilings, main floor laundry with utility sink, and a covered deck. The primary bedroom will have a large walk-in closet and a spa-like ensuite with double sinks, freestanding tub, and tiled shower. A 2nd main floor bedroom and laundry room also on the main floor. Walking distance to two schools and Includes a 10-year new home warranty for peace of mind. Upgrades & changes can potentially be accommodated at this stage. \*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® #	E4420084
Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	164 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y6

### **Amenities**

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 2nd, 2025
-------------	--------------------

Days on Market 81

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 April 24th, 2025 at 3:02pm MDT