

## \$484,900 - 8 Caledon Crescent, Spruce Grove

MLS® #E4431549

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,685 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Rarely does a property combine location, design, and lifestyle as beautifully as this 1600+ square foot half duplex in Copperhaven. With a walkout basement that opens to a picturesque pond, this home is a gem for family living. Its thoughtful layout offers breathtaking views from the main floor's open-concept kitchen, living area, and dinette. The kitchen boasts an expansive island and plenty of counter space, tailored for both everyday meals and special gatherings. Step outside onto the deck with stairs leading to a fully landscaped backyard—ideal for family nights or entertaining. Upstairs, a center bonus room connects two spacious bedrooms, a full bathroom, and the luxurious primary suite complete with a walk-in closet and 5-piece en-suite. Outside, relish the meticulously manicured yard, dreamy storage shed, and concrete lower patio! With central AC, your comfort is assured on warm days. Schools within walking distance! This is more than a home—it's a lifestyle.

Built in 2020

### Essential Information

MLS® # E4431549

Price \$484,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,685
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y8

### Amenities

Amenities	Air Conditioner, Deck, Walkout Basement, See Remarks
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	15
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 2nd, 2025 at 4:17pm MDT