# \$454,900 - 3 Cobblestone Gate, Spruce Grove

MLS® #E4419424

## \$454.900

3 Bedroom, 2.50 Bathroom, 1,609 sqft Single Family on 0.00 Acres

Copperhaven, Spruce Grove,

Discover Your Dream Home in Copperhaven, Spruce Grove. This 3 bedroom, 2.5 bathroom duplex offers an open-concept main floor with soaring 9' ceilings, and half bath. The upgraded kitchen boasts quartz countertops, upgraded cabinets, a pantry, gas line to stove, and a waterline to the fridge for added convenience. Upstairs, you'II find a versatile flex area, a spacious laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms. The master suite is a private retreat, complete with a walk-in closet and ensuite with double sinks. The separate side entrance and legal suite rough in's are an added bonus! Other features include FULL LANDSCAPING, a double attached garage, \$3k appliance allowance, unfinished basement, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. CONSTRUCTON TO START EARLY FEB. Photos may differ. No shower wands/appliances.



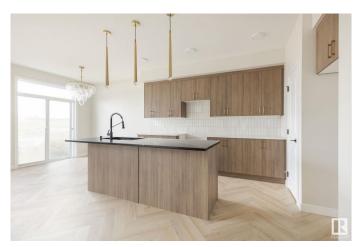
# **Essential Information**

MLS® # E4419424 Price \$454,900

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,609 Acres 0.00 Year Built 2025

Type Single Family
Sub-Type Half Duplex

Style 2 Storey
Status Active

# **Community Information**

Address 3 Cobblestone Gate

Area Spruce Grove
Subdivision Copperhaven
City Spruce Grove
County ALBERTA
Postal Code X0X 0X0

## **Amenities**

Amenities Ceiling 9 ft., Vinyl Windows, See Remarks, Natural Gas Stove Hookup

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, Park/Reserve, Playground Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **School Information**

Elementary Copperhaven School

Middle Copperhaven School

High St. Peter the Apostle Cath

## **Additional Information**

Date Listed January 25th, 2025

Days on Market 84

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 19th, 2025 at 12:32pm MDT