

# \$449,900 - 6 Caledon Crescent, Spruce Grove

MLS® #E4439974

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,720 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Nestled in the desirable Copperhaven area of Spruce Grove, this beautiful home offers a perfect blend of comfort and nature. Just a five-minute walk to the nearest school, with two additional schools nearby, it’s an ideal location for families. The home features large north-facing windows that fill the interior with natural light and offer serene views of the backyard pond, where local wildlife can often be spotted. A walkout basement adds extra living space and easy access to the peaceful outdoor setting, making this property a rare gem in a family-friendly neighborhood.

Built in 2020

## Essential Information

MLS® #	E4439974
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey



Status	Active
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### Community Information

Address	6 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y8

### Amenities

Amenities	Off Street Parking, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Walkout Basement
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Stream/Pond
Roof	Vinyl Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Copperhaven
High	St Peter The Apostle

### Additional Information

Date Listed June 2nd, 2025

Days on Market 31

Zoning Zone 91

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