

# \$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 77

Zoning Zone 91

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Listing information last updated on April 20th, 2025 at 11:17am MDT