

## \$519,998 - 183 Caledon Crescent, Spruce Grove

MLS® #E4421287

**\$519,998**

3 Bedroom, 2.50 Bathroom, 1,553 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Welcome to the "Sampson" built by the award-winning builder Pacesetter homes and is located in the heart of Copperhaven and just steps to the neighborhood park and schools. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Yellowhead.

\*\*\* This home is under construction and the photos used are from the same exact built home but colors may vary, slated to be complete this coming August of 2025 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4421287
Price	\$519,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	183 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y6

### Amenities

Amenities	See Remarks
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	Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            February 11th, 2025  
Days on Market      102  
Zoning                Zone 91

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