

# \$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

### 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 14

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 June 16th, 2025 at 6:17pm MDT