

Courtesy Of Nathaniel Blais Of Sweetly

## \$400,000 - 89 Copperhaven Drive, Spruce Grove

MLS® #E4425433

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,266 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Welcome to this beautiful 2-storey corner unit home located in the community of Copperhaven. Offering 1265 sq. ft. of designed living space, this 3-bedroom, 2.5-bathroom property is the perfect place to call home. The main floor boasts an open-concept layout, combining the living room, dining area and kitchen into a spacious and inviting space. The kitchen is a chef's dream, featuring a large centre island with eating space, sleek stainless steel appliances, and plenty of cabinetry for all your storage needs. A convenient 2-pc bathroom and laundry area complete the main floor. Upstairs, you'll find the 3 bedrooms, including the generous primary suite with a walk-in closet and a 4-pc ensuite. Another 4-pc bathroom serves the additional bedrooms. The full, unfinished basement offers endless potential for customization. Situated near a golf course, park, playground, recreation centre, school, and grocery stores, this home is ideally located for convenience. Don't miss the opportunity to make this home yours!

Built in 2022

### Essential Information

MLS® # E4425433

Price \$400,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	89 Copperhaven Drive
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X7

### Amenities

Amenities	Hot Water Electric, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Copperhaven School
Middle	Ecole Alexandre-Tache
High	Memorial Composite High

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 91

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