

## \$635,000 - 212 Caledon Crescent, Spruce Grove

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MLS® #E4437859

### \$635,000

3 Bedroom, 2.50 Bathroom, 2,440 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Sweeping pond views are found at 212 Caledon Cres in Copperhaven – Better than new with appliances and custom window coverings included! This 2022-built, pond-backing beauty offers 2,440 sqft of like-new living space with a private side entry to the unfinished basement (plumbed in for a suite!). Enjoy sleek quartz countertops, high-end gas stovetop, spacious entryways and a butler pantry. Durable vinyl plank and ceramic tile floors complement cozy carpet upstairs and in all bedrooms. The luxurious primary suite features his and her separate vanities & walk-in closets, soaker tub & separate large shower. Additional highlights include a spacious bonus room, double attached garage, completed rough grade and back fencing. Steps from walking trails, a new K-9 school, and with quick Yellowhead access for easy Edmonton commuting!



Built in 2022

### Essential Information

MLS® #	E4437859
Price	\$635,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	2,440
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	212 Caledon Crescent
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y6

### Amenities

Amenities	9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Level Land, No Back Lane, Not Fenced, Not Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 21st, 2025

Days on Market 19

Zoning Zone 91

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