

# \$525,000 - 167 Caledon Crescent, Spruce Grove

MLS® #E4450647

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,867 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

5 Things to Love About This Home: 1) Spacious Main Floor Living – Enjoy an open-concept layout featuring a modern kitchen with a large island & breakfast bar, upgraded kitchen appliances, a walk-in pantry, and a cozy electric fireplace in the living room. 2) Luxurious Primary Retreat – Relax in your private 5-piece ensuite with dual sinks, a soaker tub, stand-up shower, and a walk-in closet. 3) Smart Layout – The upper floor boasts a bright bonus room, convenient laundry, and two additional spacious bedrooms with a shared 4-piece bath. 4) Private Side Entrance – A separate entry offers added convenience. Prime Location & Extras – Nestled in family-friendly Copperhaven, close to schools, parks, playgrounds, and everyday amenities—plus a custom blinds package and deck included to make this home move-in ready. \*Photos are representative.\* IMMEDIATE POSSESSION!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450647  |
| Price      | \$525,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,867                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 167 Caledon Crescent |
| Area        | Spruce Grove         |
| Subdivision | Copperhaven          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 0Y8              |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                       |

### Interior

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

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        73  
Zoning                    Zone 91

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