

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

# \$434,900 - 1 Cobblestone Gate, Spruce Grove

MLS® #E4419423

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,506 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove,

CORNER LOT! Discover Your Dream Home in Copperhaven, Spruce Grove. This stunning 3 bedroom, 2.5-bathroom duplex seamlessly blends style and functionality. The main floor boasts 9' ceilings and a convenient half bath, perfect for guests. The beautifully designed kitchen is a highlight, featuring 42" upgraded cabinets, quartz countertops, gas line to stove and waterline to the fridge. Upstairs, enjoy the flex area, spacious laundry room, full 4-piece bathroom, and 3 generously sized bedrooms. The luxurious primary suite offers a walk-in closet and ensuite. The separate side entrance and legal suite rough in's are an added bonus! Other features include FULL LANDSCAPING, \$3k appliance allowance, unfinished basement, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. UNDER CONSTRUCTION! Photos may differ. No shower wands/appliances.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4419423  |
| Price      | \$434,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1 Cobblestone Gate |
| Area        | Spruce Grove       |
| Subdivision | Copperhaven        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Postal Code | X0X 0X0            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Vinyl Windows, See Remarks, Natural Gas Stove Hookup |
| Parking   | Parking Pad Cement/Paved  |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Copperhaven School |
|------------|--------------------|

Middle Copperhaven School  
High St. Peter the Apostle Cath

### Additional Information

Date Listed January 25th, 2025  
Days on Market 72  
Zoning Zone 91



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Listing information last updated on April 7th, 2025 at 1:32pm MDT