

## \$405,717 - 117 Copperhaven Drive, Spruce Grove

MLS® #E4445740

**\$405,717**

3 Bedroom, 2.50 Bathroom, 1,374 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Welcome to this brand unit row house unit the "Glenmore". Built by the award winning builder Pacesetter homes and is located in one of Spruce Grove's newest communities of Copperhaven. With over 1,350 square Feet, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a double car garage. \*\*\* This home is under construction and will be complete by December of this year , the photos used are from the same model that was just recently built a few doors down and colors may vary\*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445740  |
| Price      | \$405,717 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,374                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 117 Copperhaven Drive |
| Area        | Spruce Grove          |
| Subdivision | Copperhaven           |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0Y6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                           |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                           |

### Additional Information

Date Listed July 3rd, 2025

Days on Market 123

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 November 3rd, 2025 at 8:17pm MST