

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



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 April 7th, 2025 at 11:47am MDT