

## \$389,578 - 116 Copperhaven Drive, Spruce Grove

MLS® #E4445872

**\$389,578**

3 Bedroom, 3.00 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new townhouse unit the "Bryce". Built by the award winning builder Pacesetter homes and is located in one of Spruce Groves newest communities of Copperhaven. With over 1370 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 2 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by December 20 2025\*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445872  |
| Price      | \$389,578 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,377                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 116 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 Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 3                                          |
| Has Basement      | Yes                                        |
| Basement          | None, No Basement                          |

### Exterior

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

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

Days on Market     97  
Zoning                Zone 91



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