

Courtesy Of Erica Ammar Of Royal LePage Arteam Realty

# \$374,998 - 96 Copperhaven Drive, Spruce Grove

MLS® #E4422561

**\$374,998**

4 Bedroom, 3.00 Bathroom, 1,374 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 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a double attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by March 31 2025\*\*\*



Built in 2024

## Essential Information

MLS® #	E4422561
Price	\$374,998
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,374
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### **Community Information**

Address	96 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	February 20th, 2025
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Days on Market 50

Zoning Zone 91

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Listing information last updated on April 11th, 2025 at 4:02pm MDT