

\$774,900 - N/A, Spruce Grove

\$774,900

Copperhaven, Spruce Grove, AB

The image displays a set of architectural drawings for a two-story residential building. The top section contains two exterior elevation drawings. The left elevation shows the front facade with a gabled roof, a central entrance, and two large windows. The right elevation shows the side facade with a smaller window and a side entrance. Both elevations include vertical dimension lines indicating heights from the main floor to the roof peak and other key levels. A legend on the right side of the elevations lists materials and finishes: Asphalt Shingles Roofing, 1" overhangs (TYP) unless otherwise noted, 6" fascia (TYP), 6" trim at eaves, 2" proud, 6" trim around doors and windows, 6" horizontal trim, 6" proud, flat panel, as shown, vinyl siding on vinyl corners and doors, manufactured stone, 12" of manufactured stone, w/c top middle, 6" trim, 12" x 12" flat panel, as shown detail, 6" decorative beam at veranda, veranda roof overhang 8" from address of porch to top of main floor, and grades are estimated - verify with plot plan.

The bottom section is a detailed floor plan showing the layout of the house. It includes a front porch, a living room, a dining room, a kitchen, a breakfast room, a master bedroom, a second bedroom, a third bedroom, a bathroom, a laundry room, a closet, and a veranda. The plan is annotated with numerous dimensions for room sizes, wall thicknesses, and overall building dimensions. A note indicates that the roof vent should be 4" from the truss bottom chord. A window well is shown as required. The plan also shows the location of roof vents and the placement of various fixtures and appliances.

Essential Information

MLS® #	E4435580
Price	\$774,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,289
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4E4

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, See Remarks
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Slab

Additional Information

Date Listed May 7th, 2025

Days on Market 5

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 May 12th, 2025 at 6:02am MDT