

Courtesy Of George M Fahmy Of Mozaic Realty Group

# \$414,900 - 7 Cobblestone Gate, Spruce Grove

MLS® #E4458089

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,509 sqft  
Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

Discover Your Dream Home in Copperhaven, Spruce Grove. This 3 bedroom, 2.5 bathroom duplex offers an open-concept main floor with soaring 9'™ ceilings, and half bath. The upgraded kitchen boasts quartz countertops, upgraded cabinets, a pantry, gas line to stove, and a waterline to the fridge for added convenience. Upstairs, you'll find a versatile flex area, a spacious laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms. The master suite is a private retreat, complete with 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. QUICK POSSESSION! Photos may differ from actual property. No shower wands.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458089  |
| Price      | \$414,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,509         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Cobblestone Gate |
| Area        | Spruce Grove       |
| Subdivision | Copperhaven        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4E4            |

### 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 | 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 September 15th, 2025

Days on Market 3

Zoning Zone 91

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Listing information last updated on September 18th, 2025 at 3:18pm MDT