

## \$450,000 - 120 Spring Link, Spruce Grove

MLS® #E4444014

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,524 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

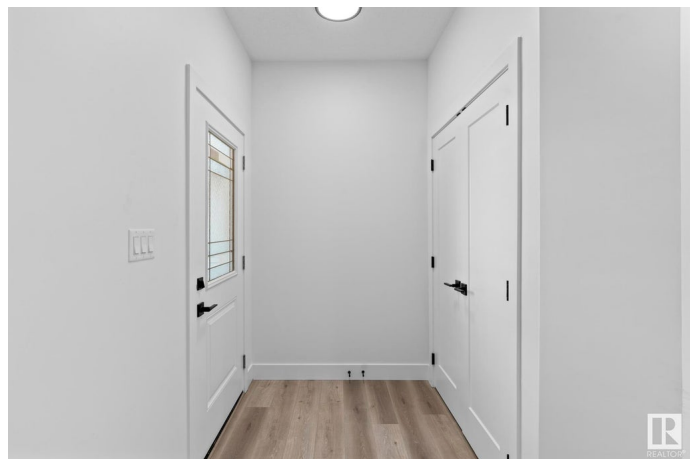
This beautifully crafted 1,524 sq ft duplex combines modern design with everyday functionality, featuring a double front-attached garage. The open-concept main floor boasts a chef-inspired kitchen with ceiling-height cabinets, quartz countertops, and soft-close drawers, seamlessly connecting to a bright great room with a striking shiplap feature wall and a cozy electric fireplace. Upstairs, the primary suite offers a peaceful retreat with a tray ceiling and a spa-like 4-piece ensuite. Two additional bedrooms, an upstairs laundry room, and a versatile loft area complete the upper level. Thoughtful upgrades include 9'™ ceilings on the main and basement levels, custom MDF shelving throughout, a garage floor drain, pre-installed gas lines for a BBQ and garage heater, a gas tankless water heater, a high-efficiency furnace, HRV system, and a humidifier. The separate basement entrance awaits your finishing touches—perfect for future expansion. A perfect blend of style, comfort, and functionality in every detail.

Built in 2025

### Essential Information

MLS® # E4444014

Price \$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	120 Spring Link
Area	Spruce Grove
Subdivision	Copperhaven
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X7

### Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	13
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 July 7th, 2025 at 9:47am MDT