

## \$450,000 - 116 Spring Link, Spruce Grove

MLS® #E4462213

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Copperhaven, Spruce Grove, AB

This beautifully crafted 1,574 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® # E4462213

Price \$450,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,574         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 116 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        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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    | October 15th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 91            |

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