

\$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	3
Zoning	Zone 91

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