

|           |           |
|-----------|-----------|
| 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     | 12 Cobblestone Gate |
| 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 41

Zoning Zone 91

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Listing information last updated on June 17th, 2025 at 12:17am MDT