



**GRASSROOTS**  
REALTY GROUP

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**11805 87 Street**  
**Grande Prairie, Alberta**

**MLS # A2218144**



**\$469,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** none

Very desirable 1767 sq ft 2 storey home located in Copperwood. When you enter the home you are greeted by tile flooring, entrance closet and a great view of the living room. The living room features hardwood flooring, natural gas fireplace and gorgeous crown molding. The kitchen has an extremely functional layout and has a pantry, eat up bar, soft close cabinetry, stainless steel appliances & tile flooring. From the dining area access the deck, patio stone area and the nice size backyard. Completing the main floor is a half bath, laundry area and access to the attached garage. On the second floor you will find a family friendly bonus room with lots of windows, a full bathroom, and 3 bedrooms. The primary bedroom has 2 closets and an ensuite. The basement is open for your future development. This home is in great condition and is one you will want to see. Check it out before it's gone.