



GRASSROOTS
REALTY GROUP

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8649 118 Avenue
Grande Prairie, Alberta

MLS # A2245669



\$609,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,311 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully crafted custom two-storey home, perfectly positioned on a desirable pie-shaped lot. Featuring a triple heated garage, six spacious bedrooms, and four full bathrooms, this property offers the ideal blend of space, style, and functionality. Step through the elegant French doors into a grand foyer that flows into an open-concept main living area. The heart of the home is a gourmet kitchen equipped with quartz countertops, high-end stainless steel appliances, custom cabinetry, built-in microwave, and a central island — ideal for family gatherings and entertaining. The adjoining dining area and cozy living room with a gas fireplace create a warm and welcoming environment. A main floor bedroom and full bathroom add flexibility, perfect for guests or use as a home office or study. Upstairs, the luxurious primary suite features a spa-inspired ensuite with double vanity sinks, a soaker tub, and a generous walk-in closet. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement adds even more living space, offering two more bedrooms, a full bathroom, and plenty of room for recreation or guests. Each of the four full bathrooms is finished with modern fixtures and quartz countertops, adding both function and elegance throughout the home. Outside, the pie-shaped lot offers exceptional space for outdoor living — from a covered deck ideal for BBQs and relaxation, to a large backyard with potential for gardens or a play area. Built with attention to detail, this home is loaded with upgrades, including smart home technology, energy-efficient systems, and a new hot water tank (2025). Whether you're growing your family or love to entertain, this home delivers unmatched comfort, modern luxury, and lasting value.

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