



**8625 120 Avenue
Grande Prairie, Alberta**

MLS # A2102852



\$584,900

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|------------------|---|---------------|------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,274 sq.ft. | Age: | 2016 (8 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Lawn, N | | |

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|--------------------|--|-------------------|---|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to your dream home in the prestigious Copperwood neighborhood! This stunning executive 2 storey with walkout basement features 4 bedrooms & bonus room up making this 5 bedroom , 4 bath home the perfect haven for you and your family. As you approach, the meticulous landscaping and striking curb appeal set the stage for what awaits inside. The exterior is not only aesthetically pleasing but also functional, with central A/C ensuring year-round comfort. The oversized double garage is equipped with hot and cold taps and a gas line, providing convenience and versatility for various needs, from car maintenance to outdoor cooking on the deck. Positioned perfectly, this home backs onto a serene park, ensuring privacy and tranquility. With no neighbors to the south, you can enjoy the beauty of unobstructed views and a peaceful atmosphere. The location is truly unparalleled, adding to the allure of this remarkable property. Upon entering, you are greeted by a classic living room adorned with a beautiful fireplace, creating the ideal setting for warm and cozy nights. The kitchen and dining area are a chef's and entertainer's delight, featuring granite countertops, a spacious walk-through pantry, modern backsplash, and high-end appliances, including a gas stove. This space is designed to charm and impress, making it the heart of the home. Venturing upstairs, you'll find 4 generously sized bedrooms, an additional bonus entertainment area, and a main walk-through bath. The master bedroom is a true retreat with a double walk-in closet and a five-piece ensuite that includes in-floor heating and a tiled shower with a luxurious rain showerhead. The professionally finished basement adds to the allure of this residence, offering a walk-out, an additional bedroom, and a bath. The main floor laundry adds convenience to your daily routine, while the high ceilings and abundant

natural light throughout the home create an inviting and uplifting atmosphere. Pride of ownership is evident in every detail, making this home not just a property but a cherished sanctuary for a fortunate family. Don't miss the opportunity to make this captivating residence yours – it's a home that seamlessly combines elegance, functionality, and the warmth of a truly wonderful neighborhood.