



**GRASSROOTS**  
REALTY GROUP

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**8669 117 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2151736**



**\$439,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Few Trees, No Neighbours Behind, Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** all light fixtures, GDO + control(s)

Welcome to this quiet, family-oriented neighborhood that's tucked away with low traffic! Copperwood is a newer and upcoming subdivision close to Crystal Lake, the off-leash dog park and has a true sense of community. This modified Bi-level has no rear neighbors and you will appreciate the over-sized yard with trees for shade and privacy. Inside, on the main floor you can cozy up to the gas fireplace and enjoy the open-concept floorplan with the bright kitchen! The kitchen offers you all the modern comforts, a pantry, kitchen island, stainless-steel appliances, and detailed backsplash. The main floor also offers you a home office or dedicated work-out room (or could be used as a 4th bedroom), 2 spare room/ kids' rooms and a full bathroom! The primary is upstairs and gives you your own private oasis away from the rest of the house. This suite is generously sized and has the comfort of a walk-in closet and an ensuite- no more bathroom sharing! The basement is open for you to add a touch of your own to it. The backyard is a perfect hangout spot in the summertime, and you can even hangout during the cold winter months with a lovely, covered deck and privacy fencing. This home has had a few upgrades the last few years; stone along the side fence, luxury vinyl plank in all the bedrooms, new appliances (oven, fridge, microwave), new paint in the primary & bedroom AND a newly serviced furnace! All you have to do is MOVE-IN! Come and join the growing community of Copperwood! Movie nights in the park, Ice skating, and Pizza parties are just a few of the events that are put on for the whole subdivision to enjoy! There is also a community garden that grows Haskaps & apples. Call your favorite agent today and scoop up this beauty!