



**12010 Copperwood Road
Grande Prairie, Alberta**

MLS # A2205619



\$489,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,323 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Front Yard, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

FABULOUS MODIFIED BI-LEVEL ACROSS FROM A PARK WITH NO REAR NEIGHBORS IN THE DESIRABLE NEIGHBORHOOD OF COPPERWOOD! UPGRADES ARE EVIDENT IN THIS 1345 SQ FT MODERNLY FINISHED 5 BED 3 FULL BATHROOMS. GORGEOUS KITCHEN FEATURES SOFT CLOSE DOORS/DRAWERS, TILED BACKSPLASH & GRANITE THROUGHOUT INCLUDING ALL BATHROOM VANITIES.THERE IS A LARGE DECK OFF THE DINING AREA AND NO REAR NEIGHBORS. THE HERRINGBONE TILE IS AN EXQUISITE UPGRADE THAT YOU ARE SURE TO ENJOY! THE MAIN FLOOR FEATURES VAULTED CEILINGS AND AN ELECTRIC FIREPLACE IN LIVING ROOM, 2 KIDS BEDROOMS AND 1 FULL BATH. SPACIOUS MASTER BEDROOM BOASTS A GORGEOUS ENSUITE WITH TILE SHOWER, DOUBLE SINK VANITY & A GREAT SIZED WALK-IN CLOSET. UPGRADES INCLUDE STYLISH PLUMBING & LIGHTING FIXTURES, PAINTED GARAGE INTERIOR INCL FLOOR DRAIN & COMPOSITE ZERO MAINTENANCE FRONT STEPS. THE BASEMENT WAS RECENTLY DEVELOPED WITH 2 SPACIOUS BEDROOMS. ONE BEDROOM COULD BE AN OFFICE OR GYM ROOM WITH CONVENIENT BARN STYLE DOORS. DOWNSTAIRS IS BRIGHT AND CHEERFUL ON THOSE SUNNY DAYS. YOU WILL FIND A NEWLY DEVELOPED BATHROOM COMPLETE WITH A TILED SHOWER AND VINYL PLANK FLOORS. THIS FANTASTIC FAMILY HOME WILL NOT LAST LONG IN TODAY'S BRISK MARKET. CALL TO ARRANGE YOUR PRIVATE VIEWING TODAY.