



8669 117 Avenue
Grande Prairie, Alberta

MLS # A2151736



\$439,900

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|------------------|--|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,551 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | 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!