

**8642 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2143956**



**\$534,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

**Magazine-Worthy and Fully Developed: Stunning 1-Owner Family Home** Step into elegance with this absolutely gorgeous 1-owner family home that is truly a must-see! The exterior impresses immediately with its stone finishings and a cozy front porch welcoming you home. Inside, the grand entrance features multiple stylish feature walls and a large tile entryway for both function and flair. Ascending to the main floor, you're greeted by soaring vaulted ceilings and an immaculate open-concept kitchen, living room, and dining room. The space boasts tile flooring, quartz countertops, custom gold fixtures, a walk-in pantry, stainless steel appliances, and a large formal dining room with a custom feature wall and deck access. The spacious living room highlights a shiplap-finished fireplace and beautiful hardwood flooring. The main floor is completed by two large bedrooms and a sophisticated 4-piece bathroom with an elegant tile wall shower feature. The generous primary bedroom offers a stunning 5-piece ensuite bathroom with dual sinks, a large soaker tub, a tile shower, and a wardrobe-style walk-in closet. The fully developed basement is perfect for entertaining with a large living room, a custom wet bar with quartz countertops and gold fixtures, a fourth spacious bedroom, a laundry/storage area, and a luxurious 4-piece bathroom for added convenience. This modern beauty is truly one of a kind—don't miss the chance to call it home!