

**8717 Copperwood Road  
Grande Prairie, Alberta**

**MLS # A2147682**



**\$369,900**

<b>Division:</b>	Easthaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Quartz Counters		

**Inclusions:** N/A

Capture the Extraordinary opportunity to own an amazing property in Grande Prairie's newest modern community of EASTHAVEN. The Laned 161 New Construction Home | 2 Storey | 1297 Sq.Ft. | 3-Bedrooms | 2.5-Bathrooms | Open Floor Plan | 9' High Ceilings | Dream Kitchen | Luxury Vinyl Plank Flooring | Luxury Tile Plank Flooring | Loaded with Upgrades | Upper-Level Laundry | Spacious Yard & Much More. The main floor features a welcoming entrance with large closet which leads into a bright & spacious great room leading to open concept main floor offers great livability perfect for families & entertaining alike. Now let's talk about the kitchen in this home...One Word...WOW. Quartz countertops, soft close cabinets, backsplash, upgraded appliance package included, undermount Sili granite sink, amazing full ceiling height cabinetry, large eating bar with extra countertop space & pantry make this not only a show stopper, it also makes it truly functional. A rear door leads to future deck space (deck optional). A well-appointed & discreetly located 2pc. powder room completes the main floor. Upper level of the home will continue to impress, let's start in the primary suite offering a walk-in closet, ensuite bathroom with shower and modern finishes. Upper level laundry space with a brand new washer & dryer (included) located next to all the bedrooms makes something that feels like a chore can now become a breeze. Bedrooms 2 + 3 offer large windows for natural light and shelving and the 4pc. bathroom with bathtub is easily accessible from the extra bedrooms. A side entrance to the home that leads to the lower level can offer many different options. Built and designed by Anthem properties. Anthem doesn't just build homes, they create communities. With over 30 years of experience

Anthem is proud to be able to build homes designed for you. \*THIS HOME IS READY FOR IMMEDIATE POSSESSION\*