

**8646 121 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2147756**



**\$469,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Garage Door Opener & Controls

Job 643. The Kailey by Unique Home Concepts. This fabulous 1575 sq ft 2 storey plan offers open concept living with beautiful finishes throughout and a great location in the family neighbourhood of Copperwood. Spacious front entry welcomes you into the main floor. Living room has fireplace. Dining area offers sliding glass patio doors and the gorgeous kitchen that has a centre island. Functional main floor laundry and access to the double garage. Durable vinyl plank throughout the main floor completes this main living area with soft tones and modern accents. Upstairs features 3 great sized bedrooms including the primary with walk-in closet and 5pc ensuite with tub and double sinks. Bsmt is open for future development. Call to book your showing today! Estimated completion fall 2024.