

**8638 117 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2188829**



**\$449,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Lan		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<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>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

This stunning home in Copperwood has everything you need for your growing family! Situated at the end of a long cul-du-sac with a wide open field next door, there is plenty of room for exploration and play! Inside this home you will find hardwood floors, ceramic tile, gleaming stainless steel appliances and a gas burning fireplace. The kitchen is complemented by coffered ceilings, recessed lighting and a beautiful backsplash. On the main level you have your open kitchen, dining and living areas, making it the perfect gathering space. You will also conveniently find two spacious bedrooms and a full bathroom. Upstairs is your master retreat, big enough for a king or queen! Complete with a walk-in closet and sprawling ensuite, it will surely be your private oasis. Heading downstairs you will find a secondary living space with plenty of natural light, two bedrooms and your third bathroom with stand-up shower. This home has AC, and a double attached garage with gas heat and a floor drain. Call your trusted Realtor today to book your showing! Immediate possession can be accommodated.