

11801 86A Street
Grande Prairie, Alberta

MLS # A2190831



\$439,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Nestled on a quiet street in Copperwood, this immaculate 1,800 sq ft, two-storey home is a true gem, featuring 5 rooms, 3.5 baths, and a bonus living room that are perfect for modern living. Designed with both functionality and comfort in mind, the main floor includes a convenient laundry room with garage access and a half bath. The kitchen boasts stylish cabinetry, stainless steel appliances, an island with an eating bar, and a walk-through pantry. The cozy living room, complete with a fireplace, overlooks the beautifully landscaped backyard, which offers no rear neighbors and a stunning two-tier deck—ideal for entertaining or relaxing. Upstairs, the bonus living room leads to a spacious primary bedroom with a luxurious ensuite, jetted tub, and walk-in closet, along with two additional bedrooms and a full bath. The fully finished basement offers generous living space with two bedrooms and a full bath. The fully fenced yard ensures privacy, while the front yard adds curb appeal. With a double attached garage, this home offers the perfect blend of comfort, style, and practicality. Schedule your viewing with your favorite realtor!