

**8638 120 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2198526**



**\$532,500**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	any attached shelving		

A home that invites you to fall in love&hellip; Welcome to Copperwood&rsquo;s most captivating home&mdash;a place where thoughtful design, timeless finishes, and incredible potential come together. This contemporary modified bi-level is more than just beautiful; it&rsquo;s a home that offers both comfort and opportunity. At its heart, a chef&rsquo;s kitchen designed for connection: A massive island with seating for six&mdash;perfect for everything from morning coffee to family dinners. Quartz countertops throughout, soft-close cabinetry, and KITCHENAID PRO appliances for effortless luxury. An open-concept living space with vaulted ceilings and a gas fireplace, creating a warm and welcoming atmosphere. And then&hellip; the massive primary suite. Your own private Juliette balcony&mdash;step outside with your morning coffee and breathe in the fresh air or soak in the sunset at the end of the day with a glass of wine. A spa-inspired ensuite featuring a floor-to-ceiling tiled shower with multiple shower heads, a soaker tub, and dual sinks. A walk-in closet with space to keep everything beautifully organized. Two additional spacious bedrooms offer comfort and flexibility, ideal for family, guests, or a home office&mdash;situated next to a full bathroom for convenience. But the real opportunity? The massive undeveloped basement. Endless potential to expand your living space&mdash;whether it&rsquo;s additional bedrooms, a home gym, or the ultimate rec room. A chance to create wealth by developing and adding value to your investment as we are amidst a sellers market! Outside, enjoy maintenance-free decking, a fully fenced and landscaped yard, and a heated triple-car garage&mdash;because every inch of this home was designed for both luxury and function. This isn&rsquo;t just a house&mdash;it&rsquo;s a home with a future. Book your private

viewing today—your dream home is waiting.