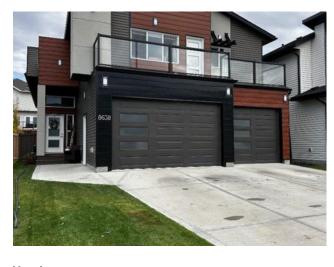


780-814-1126

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8638 120 Avenue Grande Prairie, Alberta

MLS # A2198526



\$532,500

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

Heating: Water: Fireplace(s), Forced Air Floors: Sewer: Ceramic Tile, Concrete, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished Exterior: Stucco, Vinyl Siding, Wood Siding Zoning: RG Foundation: **Utilities: Poured Concrete**

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

Inclusions: any attached shelving

A home that invites you to fall in love… Welcome to Copperwood's most captivating home—a place where thoughtful design, timeless finishes, and incredible potential come together. This contemporary modified bi-level is more than just beautiful; it's a home that offers both comfort and opportunity. At its heart, a chef's kitchen designed for connection: A massive island with seating for six—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… the massive primary suite. Your own private Juliette balcony—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—situated next to a full bathroom for convenience. But the real opportunity? The massive undeveloped basement. Endless potential to expand your living space—whether it'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 admist a sellers market! Outside, enjoy maintenance-free decking, a fully fenced and landscaped yard, and a heated triple-car garage—because every inch of this home was designed for both luxury and function. This isn't just a house—it's a home with a future. Book your private

