

8674 122 Avenue
Grande Prairie, Alberta

MLS # A2343721



\$469,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: OTR microwave, 1 stove not yet installed, , there is a brand new fridge.

With 5 bedrooms, 3.5 bathrooms and room for the whole family, this spacious two-storey offers the kind of layout and location that could easily become your FOREVER home. Built in 2016 by reputable local builder Unique Homes, the home combines a functional 1682 sqft family-friendly design with plenty of opportunity to add your own finishing touches. The open-concept main floor features a combination of hardwood and tile flooring, creating an easy flow between the kitchen, dining and living spaces. The kitchen offers quartz countertops, an abundance of cabinetry and a corner pantry, providing plenty of storage and workspace for busy family life. The living room features custom stone gas fireplace. Upstairs, the primary bedroom is a true retreat with a generous ensuite featuring a separate tiled shower, soaker tub, his-and-hers sinks and a massive walk-in closet. With five bedrooms and 3.5 bathrooms throughout the home, there is excellent flexibility for growing families, teenagers, guests or a home office. Basement also features mother in law suite. Outside, you'll appreciate the no rear neighbours, giving the backyard a more open feel and added privacy. The 22' x 24' finished garage provides great parking and storage, while the driveway offers plenty of additional off-street parking. Located in a family-friendly neighbourhood with a park nearby and plenty of kids in the area, this is a home and location designed for putting down roots. It does need some TLC, but for the buyer who can see its potential, the space, layout and location are already here!