



GRASSROOTS
REALTY GROUP

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11805 87 Street
Grande Prairie, Alberta

MLS # A2218144



\$469,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,767 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Very desirable 1767 sq ft 2 storey home located in Copperwood. When you enter the home you are greeted by tile flooring, entrance closet and a great view of the living room. The living room features hardwood flooring, natural gas fireplace and gorgeous crown molding. The kitchen has an extremely functional layout and has a pantry, eat up bar, soft close cabinetry, stainless steel appliances & tile flooring. From the dining area access the deck, patio stone area and the nice size backyard. Completing the main floor is a half bath, laundry area and access to the attached garage. On the second floor you will find a family friendly bonus room with lots of windows, a full bathroom, and 3 bedrooms. The primary bedroom has 2 closets and an ensuite. The basement is perfect for all your storage needs and open for your future development. This home is in great condition and is one you will want to see. Contact your Realtor to book your private viewing of this fabulous home!