



GRASSROOTS
REALTY GROUP

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8641 Copperwood Road
Grande Prairie, Alberta

MLS # A2300804



\$449,900

Division:	Easthaven		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: N/A

Capture the Extraordinary opportunity to own an amazing property in Grande Prairie's newest modern community of EASTHAVEN. The Laned 120 New Construction Home | 2 Story | 1648 Sq.Ft. | 3-Bedrooms | 2.5-Bathrooms | Open Floor Plan | 9' High Ceilings | Dream Kitchen | Luxury Vinyl Plank Flooring | Luxury Tile Plank Flooring | Loaded with Upgrades | Upper-Level Laundry | Spacious Yard & Much More. The main floor features a welcoming entrance with large walk-in closet leading into a bright & spacious great room accented by a sleek & stylish electric fireplace. Open concept main floor is given dimension with a step-up dining area with glass railing, it allows for great entertaining options while defining each space for its intended use. Now let's talk about the kitchen in this home; One Word; WOW. Quartz countertops, soft close cabinets, backsplash, upgraded stainless steel kitchen appliances included, undermount Sili granite sink, amazing cabinet & countertop space make this not only a show stopper, it also makes it truly functional. A rear door leads to future deck space (deck optional). A well-appointed & discreetly located 2pc. powder room completes the main floor. Upper level of the home will continue to impress, let's start in the primary suite offering a walk-in closet, ensuite bathroom with dual sinks and modern finishes. A well designed laundry room will show you the thought that has gone into this property, why stack the laundry in a small closet or in the back boot room when you can have a well thought out laundry space located next to all the bedrooms with a linen shelving and a door which can be closed when the work is in progress. Bedrooms 2 + 3 offer large windows for natural light and shelving and the 3pc. bathroom with bathtub is easily accessible. A side entrance to the home that leads to

the lower level can offer many different options. Built and designed by Anthem properties. Anthem doesn't just build homes, they create communities. With over 30 years of experience Anthem is proud to be able to build homes designed for you. *All photos are samples. Home is under constructed and slated to be completed in fall of 2026*