



8645 122 Avenue
Grande Prairie, Alberta

MLS # A2313241



\$609,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,712 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage door opener and control, central A/C, built in shelving in garage, raised garden beds.

Fresh take on the modified bi-level that everyone loves! This Unique Homes floor plan features a main floor master bedroom, and the two kids rooms above the garage. The main living area is bright and open with vaulted ceilings. Large modern kitchen features quartz countertops, huge pantry (it's the entire length of the kitchen!), stainless appliances, a coffee bar and an island. Living room with a modern brick designed gas fireplace, hand scraped maple flooring and exit to the two tiered deck. As a bonus there's also a half bath right in the main area for convenience. The master suite with a trendy brick accent wall, walk in closet and a dream ensuite - double sinks, large soaker tub and separate shower. Above the garage, and away from all the hustle and bustle are the two spare bedrooms, and a full bathroom. Basement is open for future development. The garage is massive - 24'x25' - and has some great built in storage. Enjoy the benefit of on-demand hot water, and central A/C for cool summer nights. The sunny back yard is west facing, has trees for privacy, two tier deck with privacy walls, raised garden beds and a fire pit. Call your favourite REALTOR today and make this your new home!