



8625 118 Avenue
Grande Prairie, Alberta

MLS # A2316765



\$499,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,200 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Street Lighting | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: N/A

Welcome to this Pinterest-worthy home in the sought-after Copperwood subdivision, where thoughtful design meets everyday comfort. Beautifully renovated, every room has been carefully curated with its own unique personality while maintaining a cohesive, modern feel throughout. Perfectly positioned across from a park and backing onto open fields with no rear neighbours, this fully developed bi-level offers the privacy and peaceful setting you've been searching for. Step inside to soaring vaulted ceilings, a spacious entryway, and an inviting open-concept layout designed for both family living and entertaining. The stunning kitchen has been completely refreshed with painted cabinetry and hardware, a gorgeous new backsplash, quartz countertops, stainless steel appliances, and a functional island featuring convenient pot drawers. New vinyl plank flooring, updated lighting, fresh paint, and designer wallpaper elevate every corner of the home. The main floor features a spacious primary retreat complete with a walk-in closet and full ensuite, along with two additional bedrooms and another full bathroom. Built by Harder Builders with quality craftsmanship in mind, the home also features insulated interior walls for enhanced sound reduction. Downstairs, the fully developed basement offers a large family room, two additional bedrooms, a full bathroom, and a dedicated laundry room—providing plenty of space for growing families, guests, or a home office setup. Outside, the south-facing backyard is a private oasis with no neighbours behind. Enjoy summer evenings on the two-tier deck with maintenance-free railing, gather around the fire pit, or take advantage of the ample space for gardening. Mature trees, flower beds, and a charming slate stone pathway complete the outdoor experience. The heated double garage features finished walls and ceilings along

with a newer radiant heater, while the concrete driveway and additional parking across the street make hosting family and friends effortless. This is the kind of home that feels straight out of a design magazine while still offering the warmth and functionality of everyday living. A rare combination of style, privacy, and location—this Copperwood gem is one you won't want to miss.