



GRASSROOTS
REALTY GROUP

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**11726 Copperwood Road
Grande Prairie, Alberta**

MLS # A2330036



\$475,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,477 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

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

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, garden boxes, shed.

Welcome to this beautifully maintained 1,477 sq. ft. two-storey home offering 3 bedrooms, 2.5 bathrooms, and a fully developed basement—perfectly designed for comfortable family living. Step inside to an inviting main floor featuring brand-new luxury vinyl plank flooring, creating a warm and modern feel throughout the main living space. The quaint kitchen is equipped with stainless steel appliances, eating bar and overlooks the private backyard, making it easy to keep an eye on the kids or simply enjoy the peaceful view while preparing meals. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet featuring built-in drawers and a private 3-piece ensuite with a 5-foot stand-up shower. The heated garage has been spray foam insulated, providing exceptional heat retention and making it an ideal workspace or comfortable place to park during Alberta winters. Outside, you'll appreciate the beautifully landscaped backyard with no direct rear neighbours, offering a rare sense of privacy and tranquility. Whether you're enjoying your morning coffee on the deck or entertaining family and friends, this outdoor space is sure to become a favourite. Over the years, this home has been thoughtfully updated, including a hot water tank (2019), updated dishwasher and microwave, fresh interior paint, restained decks (2026), and a repainted fence (2026). A fantastic storage shed adds even more functionality for tools, lawn equipment, or seasonal storage. Situated on a desirable corner lot, this property boasts excellent curb appeal with its exposed aggregate driveway and attractive exterior. Combining thoughtful updates, privacy, and a family-friendly layout this home is one you won't want to miss.

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