



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11910 Copperwood Road
Grande Prairie, Alberta**

MLS # A2333120



\$465,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,183 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Wired for Sound		

Inclusions: n/a

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home in the desirable community of Copperwood, offering an open-concept layout designed for comfortable everyday living and effortless entertaining. Step inside to a bright and inviting living room that flows seamlessly into the modern kitchen and dining area. The kitchen is thoughtfully appointed with abundant cabinetry, granite countertops, a large eat-up island, a gas stove, new fridge and dishwasher and a spacious pantry. Just off the kitchen area, step onto the back deck and enjoy an easy transition to outdoor living, perfect for summer BBQs, entertaining guests, or simply relaxing. The primary suite features a walk-in closet and a private 3-piece ensuite, while two additional bedrooms and a 4-piece main bathroom provide plenty of space for family, guests, or a home office. The unfinished basement offers endless potential, ready for the next owners to create a space that suits their lifestyle. A heated, double-attached garage adds year-round comfort and convenience. Outside, you'll love the fully landscaped backyard with no rear neighbours, a cozy fire pit area, and plenty of space to unwind. Ideally located with a park directly across the street and close to schools, shopping, walking trails, and all the amenities Copperwood has to offer, this home truly checks all the boxes. Don't miss your opportunity to own this fantastic home. Book your private showing today!