



GRASSROOTS
REALTY GROUP

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11813 86A Street
Grande Prairie, Alberta

MLS # A2337944



\$649,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: N/A

Looking for a modern home with stunning finish....backing onto greenspace.....with an extensive list of features....welcome to Copperwood. This exceptional 2505 square foot home is a rare find with 6 total bedrooms including 5 upstairs. At first sight you are sure to be impressed by the welcoming front landscaping and triple heated garage. Make your way into the home and set your eyes on the expansive open concept kitchen & living room space set up exceptionally well for entertaining. The spacious living room offers a cozy gas fireplace which then leads into the monumental formal dining area and into the entertainers dream kitchen with a sprawling quartz countertops, pantry, elegant white cabinetry, gas stove, and additional dining area. Completing the main floor is a conveniently located 2-piece bathroom, massive entry way off of garage with storage lockers perfect for staying organized. Continue upstairs and you will find the bonus room/flex room excellent for utility. Let's make our way into the primary bedroom which offers a sizable walk in closet, and an oasis like 5 piece bathroom with soaker tub, dual sinks, & stand up shower. Did I mention the 4 additional bedrooms on the upper level, upper laundry, and an additional 5 piece bathroom. Completing the home is the fully developed basement which offers an additional 6th bedroom, 4 piece bathroom, additional storage room & generous living room space with gas fireplace & tasteful built in cabinetry. Let's not forget about the impressive backyard space with composite decking backing onto a greenspace for ultimate privacy. Additional comforts including central A/C & central vacuum. Welcome to refined luxury with extensive features...welcome to Copperwood!