

8646 122 Avenue
Grande Prairie, Alberta

MLS # A2341226



\$544,500

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,469 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Interior Lot, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, washer/dryer, blinds, pergola, garage heater		

Welcome to this beautifully appointed modified bi-level in the desirable community of Copperwood, where elegant finishes, spacious living, and exceptional privacy come together. With 5 bedrooms, 3 bathrooms, a fully finished basement, and no rear neighbors, this impressive home offers a lifestyle of comfort and distinction. Step inside to a bright and inviting main floor, where vaulted ceilings and an abundance of natural light create an airy, sophisticated atmosphere. The spacious kitchen is designed for both everyday living and entertaining, featuring granite countertops, soft-close cabinetry, corner pantry and generous workspace. The adjacent dining area provides direct access to the back patio, making indoor-outdoor entertaining effortless. The living room is the heart of this home, highlighted by a beautiful, vaulted ceiling and cozy gas fireplace, creating an elegant yet inviting space to relax and unwind. The primary retreat offers a true sense of luxury, complete with a walk-in closet and spa-inspired 5-piece ensuite featuring a double vanity and deep soaker tub—the perfect place to relax at the end of the day. Two additional generously sized bedrooms and a stylish 4-piece bathroom complete the main level. Downstairs, the fully finished basement extends the home's living space with a spacious family room, two additional bedrooms, a 3-piece bathroom, and a dedicated laundry room. Whether accommodating guests, creating a home office, or enjoying family movie nights, this level offers exceptional versatility. Step outside to your fully landscaped and fenced backyard, where the absence of rear neighbors and picturesque views provide a rare sense of tranquility and privacy. The deck offers an ideal setting for summer entertaining, outdoor dining, or simply enjoying the peaceful surroundings. The backyard is an outdoor dream with tons of garden

boxes, flowers and still room to expand! Perfectly positioned close to shopping, schools, parks, and everyday amenities, this exceptional Copperwood residence combines sophisticated interiors with privacy and functionality. A beautifully finished home, an enviable location, and a backyard that feels like your own private retreat—this is Copperwood living at its finest.