

**8645 121 Avenue  
Grande Prairie, Alberta**
**MLS # GP208584**


# \$489,800

<b>Division:</b>	Copperwood		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2019 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Double		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	-
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	None	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Countertop(s)-Granite, Countertop(s)-Quartz, Ensuite, Laundry-Main Floor, Sump		

**Inclusions:** Builder to provide appliance allowance of \$5,000, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

Unique Home Concepts Peyton Plan (Job #527). Great location in a family friendly neighborhood close to schools and parks. OVERSIZED DOUBLE GARAGE is 28' deep so you can even park your truck inside. Living room boasts gas fireplace with built in helves on either side. Kitchen features quartz countertops, corner pantry, center island plus spacious dining room. Master bedroom has gorgeous ensuite and large walk in closet. Upstairs you will also find 2 more bedrooms, a full bathroom, nice bonus room as well as laundry room so there is no hauling clothes up & down the stairs. Basement has plenty of potential whether you are looking for a man cave/rec room or more bedrooms. Act soon and you can even pick your paint & flooring.