

**8653 122 Avenue  
Grande Prairie, Alberta****MLS # A2147757****\$469,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Copperwood             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,512 sq.ft.           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks |                   |    |

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Garage Door Opener & Controls

Job 645. The Jules by Unique Home Concepts Inc. Beautiful 1512 sq ft 2 storey home on a corner lot in the neighbourhood of Copperwood Estates! Spacious front entry leads to open concept main floor that features a modern linear fireplace in the living room, large windows, kitchen with walk-thru pantry to garage entry, main floor laundry and 1/2 bath. Upper level features great sized primary bedroom with walk-thru closet to a full ensuite bath. 2nd and 3rd bedrooms and main bath also located upstairs. Contemporary finishings and beautiful design features throughout. Estimated completion Fall of 2024. Call to book your showing today!