

**11814 87 Street
Grande Prairie, Alberta**

MLS # A2169504



\$444,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,255 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Stunning modified bi-level in Copperwood on CORNER LOT, NO REAR NEIGHBOURS and RV PARKING!! Step inside to a spacious entryway with access to the heated 2-car garage. Upstairs, the open-concept layout showcases a bright living room, dining area, and a modern kitchen, complete with all stainless steel appliances. The kitchen features granite countertops, a large island with an eat-up bar, a farmhouse sink, a stylish white backsplash, sleek black hardware and a corner pantry. The living room is anchored by a custom electric fireplace, creating a cozy focal point. Just off the dining room, you'll find access to the 2-tier permanent deck, perfect for outdoor overlooking the backyard with no rear neighbors. Above the garage is the master bedroom, offering a spacious walk-in closet and a 3-piece ensuite with a sleek glass shower. Both the main floor bathroom and ensuite boast the same granite countertops and black hardware as the kitchen. The lower level boasts a bright and expansive family room with a second electric fireplace, an additional bedroom, and the laundry room. This home is also equipped with A/C, ensuring comfort year-round. Don't miss your chance to own this beautiful home!